

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on May 12, 2021.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, May 12, 2021 at 1:00 p.m.

The Chairman instructed the Secretary to call the roll at 1:01 p.m. and upon roll call those present and absent was as follows:

PRESENT

ABSENT

Comm. Ferrara

Comm. Rances

Comm. Santana

Comm. McCallum

Chairman Bonney, Jr.

The Chairman read Notice of Meeting dated May 6, 2021 given in accordance with Section 23B, Chapter 39 of the General Laws with certificate as to Service of Meeting attached which was ordered spread upon the minutes.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B, Chapter 39 of the General Laws that a meeting of the Somerville Housing Authority will be held virtually on Wednesday, May 12, 2021 at 1:00 p.m.

CERTIFICATE AS TO SERVICE OF NOTICE
OF MEETING
(Sec. 23B, Chapter 39, General Laws)

I, Joseph R. Macaluso, the duly appointed qualified Secretary of the Somerville Housing Authority, do hereby certify that on May 6, 2021, I filed, in the manner provided by Sec. 23B, Chapter 39 of the General Laws with the Clerk of the City of Somerville, a Notice of Meeting of which the following is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the said Authority this May 13, 2021.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on April 14, 2021

Upon motion made by Comm. Ferrara, seconded by Comm. McCallum, it was voted to waive the reading and approve the minutes.

SO VOTED

3. COMMUNITY POLICE OFFICER

None this month.

4. COMMUNICATIONS

(a) Massachusetts Police Accreditation Program Pamphlet and SHA Public Safety Standards Checklist from Accreditation and Training Manager, Paul Trant.

Executive Director, Joe Macaluso, stated that the SHA Public Safety Department is currently going through an extensive accreditation process with the assistance of former Somerville Police Department (SPD) Training Manger, Paul Trant. SHAPS will be the first housing authority police department to complete this process. Joe also discussed the upcoming rollout of body cameras for SHA officers in alignment with SPD's policies.

5. RESIDENT CONCERNS

Resident Pat Wilber from Properzi Manor asked for more rat traps near the dumpster area. Director of Operations, Kevin Bumpus, was advised to follow up on this extermination matter.

Pat Wilber requested an update on the painting of the front of Properzi Manor and the benches out front. Director of Maintenance, Joe Whalen, stated it will be completed ASAP, weather permitting.

Pat Wilber asked if smoking could be addressed since some residents are continuing to smoke in their units. Joe M. stated that we have policies in place to hold residents accountable for following the no smoking rules. He asked Pat to inform SHA of units that smell like smoke so proper procedure can be followed.

6. REPORT OF THE EXECUTIVE DIRECTOR

The Executive Director updated the Board on the Water Works II Project and the Clarendon Project. He stated due to the Pandemic, there is high demand for lumber and therefore higher costs, creating a funding gap. He stated he is hoping the sale of SHA's Monmouth St. House will help close the gap. He stated although there may be delays with construction, the relocation process for residents at Clarendon will begin by the end of the summer.

Upon motion by Comm. Ferrara, seconded by Comm. McCallum, it was voted to accept the Executive Director's Report as written.

SO VOTED

7. NEW BUSINESS

- (a) Consideration of request by the Executive Director to appoint permanent the following employees:

1. Jim Shriner, Mechanic
2. Anthony Maniscalco, Mechanic

Joe stated that both employees have done a great job so far and have passed their 6-month probationary period.

Upon motion made by Comm. Rances, seconded by Comm. Santana, it was voted to approve Item 7(a).

SO VOTED

- (b) Consideration of request by the Executive Director to enter into a contract with Richard Conlon, Jr., CPA for 1 year in the amount of \$46,800.00 with two 1-year options in the amount of \$46,800.00 for each additional year at SHA's sole discretion.

Joe stated that Rich has worked with SHA for 30 years and is well known across the state. This contract is no increase from previous years.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(b).

SO VOTED

- (c) Consideration of request by the Executive Director to enter into a contract with Diamond Relocation for 2 years in the amount of \$9,740.00.

Joe stated this moving company is to help with the relocation of residents living at Bryant Manor as units are renovated.

Upon motion made by Comm. Santana, seconded by Comm. McCallum, it was voted to approve Item 7(c).

SO VOTED

- (d) Consideration of recommendation by the Executive Director to renew CD #220004758 for 12 months with Winter Hill Bank at the current rate offered of 0.45%.

Upon motion made by Comm. Santana, seconded by Comm. McCallum, it was voted to approve Item 7(d).

SO VOTED

- (e) Consideration of request by the Executive Director to enter into a contract with J & I Construction Corporation from Rockland, MA to complete SHA Job #1912 Highland Gardens Landscaping for the price of \$70,900.00.

Director of Modernization, Brian Langton, stated that two bids were received for this job to update old shrubbery, re-do brick work, and fix outdoor lighting.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(e).

SO VOTED

- (f) Consideration of request by the Executive Director to enter into a contract with Champion Supply Company from Oklahoma City, OK to supply flooring materials for SHA Job #2037 Federal Elderly Development Flooring Materials for the price of \$27,324.00.
Brian stated four bids came in to supply flooring materials to install in units as they become available.

Upon motion made by Comm. Ferrara, seconded by Comm. Santana, it was voted to approve Item 7(f).

SO VOTED

- (g) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to Ambient Temperature Corporation for SHA Job #2030 Highland Gardens Rooftop Exhaust Fan Replacement.

Brian stated five roof exhaust fans were replaced.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(g).

SO VOTED

- (h) Consideration of request by the Executive Director to approve the decision to put the now vacant Monmouth House property up for sale.

Joe stated the sale of this house will provide critical funding for the Water Works II. He stated once the house goes on the market, he will keep the Board informed.

Upon motion made by Comm McCallum., seconded by Comm. Ferrara, it was voted to approve Item 7(h).

SO VOTED

8. ANY OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

- (a) Schedule for next Regular Board Meeting:

A Special Board Meeting regarding SHA Financials was scheduled for May 27, 2021 at 11 am.

Upon motion made by Comm. McCallum, seconded by Comm. Ferrara, it was voted to adjourn at 1:27 p.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy