

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on June 9, 2021.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, June 9, 2021 at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:03 a.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 June 3, 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, June 9, 2021 at 11:00 a.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 June 3, 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 June 10, 2021.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on May 12, 2021

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

SO VOTED

(b) Special Board Meeting held on May 27, 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) Letter from DHCD Undersecretary, Jennifer D. Maddox, dated June 4, 2021 stating DHCD is pleased to award SHA a \$1,575,000 grant of Public Housing Innovation Demonstration Program (PHIDP) funds in response to SHA's application under PHN 2019-20.

Executive Director, Joe Macaluso, stated that the receipt of this grant through the PHIDP is a significant milestone for the Water Works II Project.

5. RESIDENT CONCERNS

Resident Pat Wilber from Properzi Manor requested for the slate around the benches to be painted white. Director of Maintenance, Joe Whalen, stated he will have the Maintenance Department complete.

Pat Wilber asked for more rat traps to be set up in the parking lot and near the dumpster. Joe W. stated that he will have Inspector John Sullivan follow up on this request.

Pat Wilber requested for the garbage chutes and dumpsters to be washed. Joe W. stated that he will be scheduling within the next couple of weeks.

Pat Wilber requested for the laundry room to be sprayed for pests on June 14th, 2021.

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 therefore all capital improvement projects are experiencing funding gaps.

Joe stated SHA may qualify for more funding from the Infrastructure Bill that the White House is currently working on but is uncertain if Public Housing will be included.

Upon motion by Comm. McCallum, seconded by Comm. Santana, 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. Shannon Bennett, Director of Resident Services

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

SO VOTED

- (b) Consideration of recommendation by the Executive Director to approve the Century Bank CD #99794357 renewal for 0.25% for the 1-year term.

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

SO VOTED

- (c) Consideration of recommendation by the Executive Director to approve the Middlesex Federal Savings Bank CD #98415336 renewal for 0.25% for the 1-year term.

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

SO VOTED

- (d) Consideration of request by the Executive Director to approve Change Order #1 for Brady Towers Common Area Floor Replacement SHA Job #2012 from JC Floor Covering Co, Inc for the extension of the contract completion time due to global supply issues. This is a \$0 Change Order that will only extend the contract substantial completion date without any costs.

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

SO VOTED

- (e) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion for JC Floor Covering Co, Inc for SHA Job #2012 Brady Towers Common Area Floor Replacement.

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

SO VOTED

- (f) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion for Corolla Roofing for SHA Job #2018 Mystic View Roof Replacement Phase 1.

Director of Modernization, Brian Langton, stated this is phase 1 of 6 removing asphalt shingles to replace with new shingles with a 50-year warrantee.

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 enter into a Design Contract with GCG Associates Inc from Wilmington, MA for SHA Project #2051 Admin Building Front Entrance Renovation in the amount of \$16,160.00.

Brian stated this renovation will include updating the ramp and handrails in the front of the Admin Building.

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

SO VOTED

- (h) Consideration of request by the Executive Director to extend the gas supply contract with Tradition Energy to lock in gas prices for 31 months with approximate savings of \$15,000 a year.

Brian stated because of decreasing gas prices this was good time to update the terms of this contract.

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

SO VOTED

- (i) Consideration of request by the Executive Director to enter into a contract for the purchase and delivery of Stoves for 1-year with P.C. Richards & Sons, in the amount of \$60,280.00.

Director of Operations, Kevin Bumpus, stated due to the Pandemic kitchen appliances are on a 6-7 month back log, therefore entering into this contract will allow SHA to stay fully stocked to replace stoves in units in all developments as needed.

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

SO VOTED

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

- (a) Schedule for next Regular Board Meeting:

The upcoming Board Meeting was scheduled for July 14, 2021 at 11 a.m.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to adjourn at 11:28 a.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy