

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on July 14, 2021.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, July 14, 2021, at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:00 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 July 7, 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, July 14, 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 July 7, 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 July 15, 2021.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on June 9, 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

None this month.

5. RESIDENT CONCERNS

Resident Pat Wilber thanked the SHA staff for holding a meeting at Properzi Manor regarding bedbugs in units.

6. REPORT OF THE EXECUTIVE DIRECTOR

The Executive Director, Joseph Macaluso, stated that the Financials are on schedule for the fiscal year. He discussed meeting with Properzi Residents on 7/14/21 regarding ongoing bedbug concerns. During the Pandemic, preventative services were delayed due to Covid-19 moratoriums, however now that the moratoriums have been lifted SHA is able to aggressively treat and assist residents with any ongoing problems.

Additionally, Joe discussed a meeting with residents taking place in the Mystic Development regarding gang violence. Mayor Curtatone, Somerville Chief of Police and the Social Justice Director with the City of Somerville will be attending to discuss and receive feedback from the community about safety concerns and policing actions.

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 adopt HUD temporary COVID-19 Statutory and Regulatory Waivers and alternative processes related to Public Housing and the Housing Choice Voucher Program. **(Roll Call Vote Required).**

Joe stated that due to the ongoing Pandemic, HUD authorized to streamline processes to ensure the health and safety of residents and employees while minimally impacting program participants.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Comm. Santana		
Comm. McCallum		
Chairman Bonney, Jr.		
SO VOTED		

- (b) Consideration of request by the Executive Director to approve the Certificate of Final Completion for JC Floor Covering Co, Inc for SHA Job #2012 Brady Towers Common Area Floor Replacement and final payment of **\$14,686.40**.

Director of Modernization, Brian Langton, stated that common area flooring was replaced with new flooring that will last 20 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 approve Change Order #1 for Mystic Water Works II SHA Job #2039 from DiMella Shaffer Associates, Inc for the additional geotechnical engineering services for the site for the amount of **\$6,500.00**.

Director of Operations, Kevin Bumpus, stated preliminary tests were performed to mitigate any future problems at the Water Works II site.

Upon motion made by Comm. Santana, 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 #2 for Mystic Water Works II SHA Job #2039 from DiMella Shaffer Associates, Inc for additional services for compliance energy modeling per IECC 2018 and Stretch Code of Somerville for the amount of **\$12,500.00**.

Kevin stated that services were provided in order to ensure compliance with the City of Somerville's energy model.

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 Change Order #3 for Mystic Water Works II SHA Job #2039 from DiMella Shaffer Associates, Inc for additional services for geotechnical engineering services for the design of support of excavation for the amount of **\$12,000.00**.

Kevin stated that engineering services were necessary to plan a slight relocation of the Water Works II building upon construction.

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 approve the Certificate of Final Completion for Corolla Roofing for SHA Job #2018 Mystic View Roof Replacement Phase 1 and final payment of **\$65,409.00**.

Brian stated that Phase 1 of replacing asphalt shingles went smoothly and is now complete.

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 Final Completion for Homer Contracting for SHA Job #1910 Weston Window Replacement Phase 1 and final payment of **\$36,300**.

Brian stated that this is a 2-phase project. The first phase replaced windows and entrance doors on one side of the building. The second phase will include replacing windows on the other side of the building.

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 enter into executive session to undertake Contract Negotiations. **(Roll Call Vote Required)**.

Upon roll call the ayes and nays is as follows:

Ayes

Nays

Absent

Comm. Ferrara

Comm. Rances

Comm. Santana

Comm. McCallum

Chairman Bonney, Jr.

SO VOTED

- (i) Consideration of request by the Executive Director to enter into a contract with PM&C from Hingham, MA for SHA Project #2039 Mystic Waterworks II for construction estimating services for the amount of **\$29,000.00**.

Upon motion made by Comm. Santana, 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 August 11, 2021, at 11 a.m.

Upon motion made by Comm. McCallum, seconded by Comm. Santana, it was voted to adjourn at 11:43 a.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy