REVISED

The Minutes of the Special Meeting of the Somerville Housing Authority (SHA) duly called and held on May 9, 2024.

The Special Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Thursday, May 9, 2024, at 2:30 PM.

The Executive Director called the roll at 2:31 PM. Upon roll call those present and absent was as follows:

PRESENT ABSENT

Chairman Capuano

Comm. Mannion

Comm. Rances Comm. Lemard

Comm. Zamer (Joined meeting at 2:34 PM)

MEETING CALLED TO ORDER

1. NEW BUSINESS

(a) Section 8 Management Assessment Program (SEMAP) Submission FY 2024.

Leased Housing Director Matt Lincoln stated this is an annual submission of internal audit information to the U.S. Department of Housing and Urban Development (HUD), including waiting list data, participant rent calculations, rent reasonability, and inspections protocol. Not only does this information notify HUD that SHA is following procedure but allows for internal feedback to Leased Housing staff.

Commissioner Lemard moved to make a motion to approve the SEMAP Submission FY 2024. Commissioner Rances seconded the motion.

Roll Call Vote: Chairman Capuano Yes

Comm. Mannion Absent
Comm. Rances Yes
Comm. Lemard Yes
Comm. Zamer Absent

All in favor: 3-0

(b) To enter two (2) Electrical Supply Contracts with Interstate Gas Supply LLC.

Deputy Director Adam Garvey detailed the Electrical Supply contracts that will lock in rates for all SHA developments. One contract is specific to the Clarendon Hill Redevelopment that will be demolished within the next year. This 18-month contract allows SHA to avoid any penalties regarding consumption. The second contract is a 4-year contract for all other SHA properties with the rate of .1231/kilowatt hour. Two Brokers went to 5 suppliers for quotes. A. Garvey is confident that SHA did their due diligence to get the most favorable rates before the hot weather months and supply chain delays cause increased rates.

Commissioner Lemard moved to make a motion to approve entering two (2) Electrical Supply Contracts with Interstate Gas Supply LLC. Commissioner Rances seconded the motion.

Roll Call Vote: Chairman Capuano Yes

Comm. Mannion Absent
Comm. Rances Yes
Comm. Lemard Yes
Comm. Zamer Yes

All in favor: 4-0

2. ADJOURNMENT

Commissioner Lemard moved to make a motion to ajourn the meeting at 2:38.

Commissioner Rances seconded the motion.

Roll Call Vote: Chairman Capuano

Comm. Mannion Absent
Comm. Rances Yes
Comm. Lemard Yes
Comm. Zamer Yes

All in favor: 4-0

Diane L. Cohen

Diane L. Cohen Executive Director

ATTEST A True Copy Documents presented during the Somerville Housing Authority Special Board Meeting on 5/9/2024.

- Special Board Meeting Call-In information
- Agenda
- New Business 1(a) Memo: SHA Section 8 Management Assessment Program Submission
 FY 2024
- New Business 1(a): SEMAP Submission
- New Business 1(b) Memo: Electricity Supply Contract with IGS Energy
- New Business 1(b): Letter from IGS Energy Regional Sales Manager Lindsay Butler
- New Business 1(b): April 2024 IGS Energy Slide Presentation to the Somerville Housing Authority
- New Business 1(b): Electricity Purchase Contract from Seller Interstate Gas Supply, LLC to Somerville Housing Development Corporation for Clarendon Hill Development
- New Business 1(b): Electricity Purchase Contract from Seller Interstate Gas Supply, LLC to Somerville Housing Development Corporation for all SHA properties excluding Clarendon Hill Development