

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on February 16, 2022.

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The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, February 16, 2022, at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:01 a.m. and upon roll call those present and absent was as follows:

PRESENT

ABSENT

Comm. Ferrara

Comm. Rances

Chairman Bonney, Jr.

The Chairman read Notice of Meeting dated February 10, 2022, 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.

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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, February 16, 2022, at 11:00 a.m.

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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 February 10, 2022, 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 February 17, 2022.

  
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Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on January 26, 2022

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

SO VOTED

3. COMMUNITY POLICE OFFICER

Executive Director, Joe Macaluso, discussed a shooting that took place on February 15, 2022, at an adjacent property to the Mystic Development. He stated SHA Public Safety and the Somerville Police Department responded immediately, and SHA Chief of Police Dan Mead was able to locate a firearm and place a suspect under arrest. Joe stated that although the shooting did not take place on SHA property, if any individuals involved are SHA residents' appropriate action will be taken against them.

4. COMMUNICATIONS

(a) Somerville Police Life Saving Medal awarded to SHA Housing Officer William Rymill III.

Joe stated Officer Rymill, along with two SPD officers, responded to an accident that required quick response. Officer Rymill's life saving actions were recognized by SHA and the City of Somerville and are greatly appreciated by SHA residents and staff.

5. RESIDENT CONCERNS

Properzi Manor Resident, Pat Wilbur, requested for the paint on the ground in front of the building to be repainted since it's peeling. Maintenance Director, Joe Whalen, stated that the Maintenance Department will repaint in April when the weather is better. He also stated a different type of concrete paint will be used to last longer.

Pat thanked SHA for the new dumpsters, however requested for rat bait to be placed in the area. Joe Whalen stated he would follow up with Inspector John Sullivan for this to be completed.

Pat also requested for a ROBO call to go out to Properzi residents regarding the new laundry door with a FOB system. She stated residents try to close the door manually when it's open longer for residents with disabilities. She's concerned that the door will be broken. Joe Macaluso stated he agrees signage should be placed around the building and a ROBO call should be sent to let residents know.

Pat mentioned that a resident in unit #210 is still using the laundromat for bulk loads of laundry. Joe stated that Housing Manager, Lisa Gallagher, will follow up to see if this issue is being addressed. He stated that the FOB system allows for more control over the laundry room and access can be denied if necessary.

Highland Garden Resident, Donna Peyser, thanked SHA for the updated furniture in her building.

6. REPORT OF THE EXECUTIVE DIRECTOR

Joe stated SHA is on budget after being nine months through the fiscal year. He stated that although recent weather events have led to an increase in overtime, SHA has prepared for such events and shouldn't present any budgetary issues.

Joe stated that a meeting for the final proposal for the Waterworks II project is scheduled for Friday, February 18, 2022. He also stated that he will be meeting with Ben Stone with DHCD about the next steps for the Clarendon redevelopment project. He is hoping to have updates next month regarding relocation timelines for Clarendon, as well as a demolition timeline for Waterworks II.

Upon motion by Comm. Ferrara, seconded by Comm. Rances, 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 approve the State Quarterly Reports for the Quarter ending 12/31/2021.

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

SO VOTED

- (b) Consideration of request by the Executive Director to enter into a design services contract with Nangle Engineering from Danvers, MA for SHA Project #2003 Bryant Manor Electrical Panel Replacement project for the amount of \$10,885.00

Director of Modernization, Brian Langton, stated this company has previously done a good job for the SHA and recommends them for this upcoming job.

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

SO VOTED

- (c) Consideration of request by the Executive Director to approve a three-year contract for Fire Alarm Sprinkler and Associated Equipment Testing and Maintenance with Davis-Ulmer Sprinkler Co., Inc, dba\Cogswell Sprinkler Co. Inc. in the amount of \$258,875.00 for three years: Year 1 - \$124,900.00, Year 2 - \$66,210.00, Year 3 - 67,765.00.

Director of Operations, Kevin Bumpus, stated this company has been previously used by SHA and has provided responsive services when needed.

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

SO VOTED

- (d) Consideration of request by the Executive Director to approve an update to the Section 8 Administrative Plan Informal Review Procedures effective February 16, 2022. This update will remove the requirement for the SHA hearing officer to make a recommendation to the housing authority, allowing for the hearing officer to make the final determination following informal reviews with applicants.

Joe stated this is a procedural change that lessens administrative burden without impacting Section 8 applicants.

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

SO VOTED

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

- (a) Schedule for next Regular Board Meeting:

March 9, 2022, at 11:00 a.m.

Joe stated he will update the Board if remote meetings will continue beyond April 2022 once further guidance is issued from the State or City of Somerville.

Joe congratulated Commissioner Rances on her confirmation by City Council. Commissioner Rances stated the meeting went well and she's happy to continue her role as Commissioner.

Joe stated he has an upcoming meeting with the new Mayor of Somerville to discuss filling the roles of the two vacant positions on the Board of Commissioners.

Upon motion made by Comm. Ferrara, seconded by Comm. Rances, it was voted to adjourn at 11:31 a.m.

9. ADJOURNMENT

  
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Joseph R. Macaluso  
Executive Director

ATTEST

A True Copy