

The Minutes of the SHA Capen Court Corporation Meeting duly called and held on May 21, 2026.

The SHA Capen Court Corporation Meeting was held in-person at the Mystic Activity Center at 530 Mystic Avenue, Somerville on Thursday, May 21, 2026, at 5:00 p.m.

The Executive Director Diane L. Cohen called the roll at 5:08 p.m. Upon roll call Commissioners present and absent were as follows:

PRESENT

Joseph Capuano
Eleanor Rances

James Zamer
Dennis Lemard

ABSENT

Adeleine Mannion

Others in Attendance: Adam Garvey, Deputy Director; Arnaldo Velazquez, Director of Finance & Administration; Matt Lincoln, Director of Leased Housing; Brian Langton, Director of Modernization; Joe Whalen, Director of Maintenance; Joe Macaluso, Development Consultant; Charlie Femino, Public Safety Consultant; Shannon Bennett, Director of Resident Services; Lisa Taylor, Director of Admissions, Occupancy & Compliance; Kezia Baxter, Housing Manager; Julia Sapienza, Leased Housing Coordinator; Fatima DeChaves, Brady Towers Resident; Ana DaCruz, Mystic Tenant Association; Emily Eschmann, Executive Secretary.

MEETING CALLED TO ORDER

1. APPROVAL OF MINUTES

- (a) Meeting of SHA Capen Court Corporation– April 16, 2026.
Commissioner Zamer made a motion to approve the minutes of the SHA Capen Court Corporation Meeting held on April 16, 2026. Commissioner Rances seconded the motion.
All in Favor: 4-0

2. NEW BUSINESS

- (a) Promissory note payment to Somerville Housing Authority.
Director of Finance and Administration Arnaldo Velazquez stated that in 2008, a loan was issued from the Somerville Housing Authority Affordable Housing Trust Fund. He stated that the proposal is to repay the loan to SHA so that the funds can return to the Affordable Housing Trust Fund and be used toward the closing of Waterworks II. He further stated that the loan carried a 40-year term but terms allowed for pre-payment.

Commissioner Lemard made a motion to approve the repayment of the long-term loan named SHA MAC CTR in the principal amount of \$400,000, plus accrued interest of \$12,827.52 as of April 30, 2026, for a total repayment amount of \$412,827.52. Commissioner Zamer seconded the motion.
All in Favor: 4-0

3. ADJOURNMENT

Commissioner Zamer made a motion to adjourn at 5:11 p.m. Commissioner Rances seconded the motion.
All in favor: 4-0

Diane L. Cohen

Diane L. Cohen
Executive Director

ATTEST
A True Copy

Documents presented during the SHA Capen Court Corporation meeting on 5/21/2026

- Agenda
- 1(a): Minutes of the Annual SHA Capen Court Corporation meeting held 4/16/2026
- December 1, 2008, Promissory Note