

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on March 9, 2022.

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The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, March 9, 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 March 3, 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, March 9, 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 March 3, 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 March 10, 2022.

  
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Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on February 16, 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

None this month.

4. COMMUNICATIONS

(a) HUD Approval letter for the Somerville Housing Authority's Annual Plan submission for Fiscal Year beginning April 1, 2022.

Executive Director, Joe Macaluso, stated this is a routine submission that was granted approval.

5. RESIDENT CONCERNS

Properzi Manor Resident, Pat Wilbur, requested for the outside backdoor to be made lighter, if possible. Maintenance Director, Joe Whalen, stated he would take a look to see what can be done.

6. REPORT OF THE EXECUTIVE DIRECTOR

Joe stated SHA is on budget after being ten months through the fiscal year.

Joe stated that he is hoping to begin the relocation process for the Clarendon redevelopment within the next 60 days. He stated he has a call with DHCD planned to seek approval on this timeline.

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 appoint permanent the following employees:

1. Paul Melagrano, Maintenance Mechanic II
2. Paul Mullin, Plumber
3. Janine Lotti, Resident Services FSS/SSP Coordinator

Joe stated that these employees have been working for SHA between 6 to 9 months and have been doing well, therefore he is recommending them to be made permanent.

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 approve the Middlesex Federal Savings Bank CD #98517108 renewal for 0.40% for the 1-year term.

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 the Naveo Credit Union CD #622424042 renewal for 0.45% for the 14-month term.

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

SO VOTED

- (d) Consideration of request by the Executive Director to approve Year End Operating Transfer of \$100,000 from AMP 2 to Affordable Housing.

Joe stated that this is a yearly transfer of funds derived from rooftop antennas. The money is placed into the Affordable Housing account to fund ongoing development projects.

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

SO VOTED

- (e) Consideration of request by the Executive Director to enter into a construction contract with One Source Construction LLC. from Framingham, MA for SHA Project #2202 FISH #274132, Bryant Manor Loading Dock Repairs for the sum of \$156,311.00.

Director of Modernization, Brian Langton, stated the loading dock was in disrepair, therefore the stairs were relocated for safer resident access to the back door.

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

SO VOTED

- (f) Consideration of request by the Executive Director to enter into a Rooftop Antenna Lease with Dish Network at Ciampa Manor for the sum of \$2800/month or \$33,000 annually with a 3% escalator.

Brian stated after a year of negotiations Dish Network was chosen for Weston and Ciampa Manor.

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

SO VOTED

- (g) Consideration of request by the Executive Director to enter into a Rooftop Antenna Lease with Dish Network at Weston Manor for the sum of \$2800/month or \$33,000 annually with a 3% escalator.

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

SO VOTED

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

- (a) Schedule for next Regular Board Meeting:

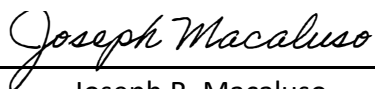
April 13, 2022, at 11:00 a.m.

Joe stated remote meetings will continue until July 2022.

Joe stated the new Mayor of Somerville has updated the process of filling the roles of vacant positions on the Board of Commissioners. Now that the new process is finalized, SHA will work with the City to advertise and fill the two vacancies on the Board.

Upon motion made by Comm. Ferrara, seconded by Comm. Rances, it was voted to adjourn at 11:16 a.m.

9. ADJOURNMENT



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Joseph R. Macaluso  
Executive Director

ATTEST

A True Copy