

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on December 22, 2022.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Thursday, December 22, 2022, at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:22 a.m. and upon roll call those present and absent was as follows:

PRESENT	ABSENT
Comm. Mannion	
Comm. Rances	
Chairman Bonney, Jr.	

The Chairman read Notice of Meeting dated December 15, 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.


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 Thursday, December 22, 2022, 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 December 15, 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 December 23, 2022.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Monthly Board Meeting held November 9, 2022 **(Roll Call Vote Required)**.

Motion made by Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

3. COMMUNICATIONS

None this month.

4. RESIDENT CONCERNS

Properzi Manor resident Pat Wilber requested for a previous Maintenance employee who worked in her building to return. She stated there is a communication barrier between the residents and the new Maintenance worker and that the public restrooms need to be cleaned. Director of Maintenance Joe Whalen explained because of short staffing he is unable to return the employee to Pat's building at this time but will in the future when two vacant Mechanic's positions are filled.

Joe Whalen notified the Board and attendees that a new elevator company, Embree, will start January 1, 2023. He advised if there are any issues with elevators to call Maintenance immediately. Additionally, he asked for residents to report any issues with the new washers and dryers in the laundry room to the Maintenance Department. The Maintenance Department will email Automatic Laundry for service requests.

5. REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Joe Macaluso stated there is nothing to report on budgetary changes. He stated that the first closing for the Clarendon Redevelopment is scheduled for December 31, 2022 but may be pushed to the first week of January 2023. He stated only one resident remains to be relocated and following the closing date demolition will begin within 30 days.

Motion made by Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call it was voted to accept the Executive Director's report as written.

The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

6. NEW BUSINESS

- (a) Consideration of request by the Executive Director to approve an amendment to the Section 8 Administrative Plan based on the April 2022 Nan McKay revisions. **(Roll Call Vote Required)**

Motion made by Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (b) Consideration of request by the Executive Director to appoint permanent the following employees:

1. Justin Stephens, Housing Inspector
2. Ryan Cumiskey, Modernization Coordinator

(Roll Call Vote Required)

Joe stated both employees have passed their probationary period of six months and have been recommended by their supervisors to made permanent.

Motion made by Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (c) Consideration of request by the Executive Director to write off Capen Court tenant accounts receivable for Fiscal Year 2022 in the amount of \$550. **(Roll Call Vote Required)**

Motion made by Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (d) Consideration of request by the Executive Director to adopt resolutions in connection with the disposition of the Clarendon Hill Development and authorize the Executive Director to take all actions deemed necessary on behalf of SHA in furtherance of the Clarendon Hill Project. **(Roll Call Vote Required)**

Joe stated that because the Clarendon Hill Redevelopment is a mixed finance deal involving HUD, DHCD and private lenders documents need to be executed in a timely manner rather than delayed for approval at monthly meetings.

Motion made my Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (e) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to One Source Construction LLC for the Bryant Manor Loading Dock Modification Project. **(Roll Call Vote Required)**

Motion made my Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (f) Consideration of request by the Executive Director to enter into a contract with Edward Paige Corp. from Norwell, MA to complete FISH #274134 Mystic River Building Envelope Concrete Repairs in the sum of \$220,690. **(Roll Call Vote Required)**

Director of Modernization Brian Langton stated this contract would be to repair foundation cracks. He stated SHA has previously used this company and they were the lowest of four bidders.

Motion made my Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (g) Consideration of request by the Executive Director to enter into a contract with WPI Construction, Inc from Webster, MA to complete SHA Job #2211 Mystic View Roof Replacement Phase 2 for the sum of \$193,000.00. **(Roll Call Vote Required)**

Brian stated he recommends WPI Construction as they were the lowest of five bids.

Motion made my Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (h) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to K.B. Aruda Construction, Inc. for the completion of 32 Jaques Street Landscaping FISH #274139 in the amount of \$7,284.91. **(Roll Call Vote Required)**

Brian stated this update to Jaques Street included installation of handicap railings, updated walkways, and landscaping. This request is for final payment.

Motion made my Commissioner Rances, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

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

- (a) Scheduling for next Regular Board Meeting:

Wednesday, January 18, 2023 at 11:00 a.m.

Joe Macaluso welcomed SHA's newest Commissioner Adeleine Mannion to the Board. He stated SHA resident James Zamer would be joining the Board next month at which time he would like to schedule a virtual meet-and-greet.

Chairman Bonney welcomed Diane Cohen to SHA.

8. ADJOURNMENT

Motion made by Commissioner Rances, seconded by Commissioner Mannion.

Upon Roll Call it was voted to adjourn at 11:53 a.m. The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Mannion		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

Joseph Macaluso

Joseph R. Macaluso
Executive Director

ATTEST

A True Copy