

MINUTES
Regular Meeting
Framingham Housing Authority
August 14, 2023

1. Roll Call: @ 2:02 PM

Present:

Janet Leombruno
Robert L. Merusi
Roberta Roberti
Janice M. Rogers

ABSENT:

Stephen Joyce

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

- a. Regular Meeting held on July 10, 2023.

Upon vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, the Minutes of the Regular Meeting of the Board held on July 10, 2023, were approved; the ayes and nays were as follows:

Ayes
4

Nays
0

- b. Executive Session held on June 12, 2023

Upon vote, motion by Commissioner Leombruno, seconded by Commissioner Merusi, the Minutes of Executive Session held on June 12, 2023, were approved as modified; the ayes and nays were as follows:

Ayes
4

Nays
0

3. COMMUNICATION

- a. Columbus Day is Monday, October 9th, the board meeting that month will be Tuesday, October 10th.

4. TENANT AND PUBLIC CONCERNS OR COMMENTS

None

5. FINANCIALS
 - a. Approval of Bills
 - b. Credit Card Statement –
 - c. Financial Statement review

Upon roll vote, motion by Commissioner Roberti, seconded by Commissioner Leombruno, the bills were approved; the ayes and nays were as follows:

Ayes

Nays

Janet Leombruno
Robert L. Merusi
Roberta Roberti
Janice M. Rogers

Upon roll vote, motion by Commissioner Leombruno, seconded by Commissioner Merusi, the credit card statement was approved; the ayes and nays were as follows:

Ayes

Nays

Janet Leombruno
Robert L. Merusi
Roberta Roberti
Janice M. Rogers

6. REPORT OF THE EXECUTIVE DIRECTOR

Board packet Department monthly reports.
Work orders, Public housing, Section 8, FSS program and Resident
Services information. [Discussion] Inspection updates all property if applicable.

Paul,

Work orders are in good shape. I have been working on State Capital with Kristin, Kristin has to submit her state capital project list in Sept. Also, have the federal capital plan, \$665,000 is our award, projects we have in the queue: repaving of Brady Drive, always put money in there for A&E (Agricultural & Engineering), will use some of our federal money for relocation of East. Also have money in for heavy turnovers. Chain link fence and painting of units.

Working with Eversource again, they had a conversation with us about expanding geothermal. RKL and maybe St. Lo.

Working on the project, Bob was on vacation last week, so I spent the week down there, which was great. They have been working Saturdays. Termite damage they had to address, masonry. Kristin has been busy finalizing the finishes. Currently at building A, installation in, sheet rock tomorrow. We are on schedule. Hoping to deliver 6 buildings mid-April, right after we have groundbreaking/ribbon cutting April 8th.

We anticipate Redstone out for a visit mid-September to see progress on project. Paul, the project is moving along. We are happy.

Paul, Commissioner Merusi, you asked for an updated timeline regarding employee lawsuit issue with Jack Merrill. I will have that for you in September, that individual will be coming to us with a grievance. Jack said he will do a timeline on two lawsuits with the same person.

Ryan is off and running in Keegan's position as is Maeve Walsh. I think they are doing a great job.

Questions were asked and answered.

Upon vote, motion by Commissioner Leombruno, seconded by Commissioner Merusi, the Executive Director's report was accepted; the ayes and nays were as follows:

Ayes
4

Nays
0

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- a. Review of the Draft 2024 Federal Annual Plan.

Helen went over the Federal plan, questions were asked and answered.

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- b. Review of the Draft 2024 State Annual Plan.

- c. Review of the Draft 2023 Capital Plan.

- d. Motion to approve Management Service Agreement Amendment between Framingham Housing Authority and Holliston Housing Authority; the parties agree that the original term of the Agreement is extended by 24 months until June 30, 2025 (June 30, 2023, to June 30, 2025).

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, it was voted to approve the Management Service Agreement Amendment between Framingham Housing Authority and Holliston Housing Authority; the parties agree that the original term of the Agreement is extended by 24 months until June 30, 2025 (June 30, 2023, to June 30, 2025); subject to Thomas Dumas's resignation from the Holliston Housing Authority Board of Commissioners; the ayes and nays were as follows:

Ayes

Janet Leombruno
Robert L. Merusi
Roberta Roberti
Janice M. Rogers

Nays

e. Memorial Intercoms:

Seeking board approval on the substantial completion for Megco Electric Corp.

- All punch list items are complete.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Merusi, it was voted to approve the substantial completion for Megco Electric Corp.,
The ayes and nays were as follows:

Ayes

Janet Leombruno
Robert L. Merusi
Roberta Roberti
Janice M. Rogers

Nays

9. **OPERATIONS AND MODERNIZATION DEPARTMENT UPDATES**
Maintenance, capital projects Change Orders, Substantial Completion, Final Completion and Application for Payments. Safety, future planning

Kristin went over her report: 46 Bethany Kitchen Renovations (State Formula Funding), Rose Kennedy Lane DPU – Electrification (State ARPA/Target Award), Rose Kennedy Lane Exterior Door Replacement (State Formula Funding), JJB Kitchens Phase 4 (Federal), St. Lo Vinyl fence installation (State ARPA), Arsenal Kitchens (State ARPA), Arsenal Road Hallways Phase 2: (State ARPA) and upcoming procurements: On-call HVAC – out to bid and Rebid
Vacant unit painting – out to bid.

10. **ADJOURNMENT** - Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, meeting was adjourned at 2:38 pm.

Respectfully Submitted



Paul Landers
Executive Director