

**MINUTES**  
**Regular Meeting**  
**Framingham Housing Authority**  
**September 11, 2023**

1. Roll Call: @ 2:02 PM  
Present:  
Stephen Joyce, via phone, arrived ed @ 2:28 PM  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:
  - a. Regular Meeting held on August 14, 2023.

Upon vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, the Minutes of the Regular Meeting of the Board held on August 14, 2023, were approved; the ayes and nays were as follows:

<u><b>Ayes</b></u>	<u><b>Nays</b></u>
4	0

3. COMMUNICATION
  - a. Columbus Day is Monday, October 9<sup>th</sup>, the board meeting that month will be Tuesday, October 10<sup>th</sup>.
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 Leombruno, seconded by Commissioner Merusi, the bills were approved; the ayes and nays were as follows:

<u><b>Ayes</b></u>	<u><b>Nays</b></u>
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:

<u>Ayes</u>	<u>Nays</u>
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, I have been focused on the project. Redstone was out for a site visit at Carlson Crossing on August 31<sup>st</sup>, talked about change orders that are in process and some future ones, they were very impressed. Currently, building A they are sheet rocking. They owe us a mockup which will be in unit 20A.

Big push is on site they think they can have the parking lot and granite curb by late fall. We are happy with where they are with the schedule.

Chairman Rogers, Hoops and Homework are still on site? Paul, yes, we have a meeting with them, they can stay another year. They will not return after the project is complete. We realize there will be political pushback.

Commissioner Merusi: Is it worth a thought to have a community meeting with the residents of West to get some thought process of the use of community room. The room is supposed to be for the residents. Paul, we did that early on when we had a residents meeting, what they would like to see in there. Commissioner Merusi, you did. That information is great to have documented. Paul, Hoops and Homework have been there 11 years. We pay gas, electric, we do the snow. It's a lot of money. We will approach this softly, there are not a lot of kids there right now.

Geothermal, I don't think they are exactly where they want to be.

Went over unit turnovers.

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

<u>Ayes</u>	<u>Nays</u>
4	0

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- a. Motion to approve 2024 State Annual Plan.

Kristin, the plan is about and mentions that projects that will be done.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Merusi, it was voted to approve the 2024 State Annual Plan; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Janet Leombruno	
Robert L. Merusi	
Roberta Roberti	
Janice M. Rogers	

- b. Motion to approve 2023 Capital Plan.

Paul, most of this plan is for John J. Brady. It mentions kitchens, roadway, painting, chain-link fence in back of buildings, done outreach for tenants, they would like to see more cameras, for federal government you have to have sign off for conservation, which we have and sign off from Mayor, we have that. Commissioner Merusi will Maintenance shop be a part of that plan. Paul, there is money in there, we are still in the design and planning phase.

Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Leombruno, it was voted to approve the 2023 Capital Plan; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Janet Leombruno	
Robert L. Merusi	
Roberta Roberti	
Janice M. Rogers	

- c. Motion to approve a one-year extension with Maloney Properties, Inc. Contract stipulates two 1-year extension options, this is the first.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Merusi, it was voted to approve a one-year extension with Maloney Properties, Inc. Contract stipulates two 1-year extension options, this is the first; the ayes and nays were as follows:

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

Nays

Commissioner Joyce arrived via phone @ 2:28 PM

- d. Seeking Board approval to enter into a one-year contract with All About Air, Inc. for On-Call HVAC Services as needed for \$24,990.00, with an option to renew for one (1) additional year, not to exceed \$25,000.00 per year.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, it was voted to approve a one-year contract with All About Air, Inc. for On-Call HVAC Services as needed for \$24,990.00, with an option to renew for one (1) additional year, not to exceed \$25,000.00 per year; the ayes and nays were as follows:

Ayes  
Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

Nays

- e. Seeking Board approval to enter into a two-year contract with Alpha Contracting Associates, Inc. for Interior Vacant Unit Painting as needed for \$92,000.00 with an option to renew for one (1) additional year at the full discretion of the FHA.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, it was voted to approve entering into a two-year contract with Alpha Contracting Associates, Inc. for Interior Vacant Unit Painting as needed for \$92,000.00 with an option to renew for one (1) additional year at the full discretion of the FHA; the ayes and nays were as follows:

Ayes  
Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

Nays

- f. Memorial intercom upgrades (state formula funding):

Seeking board approval on the final completion of the intercom project for Megco Electric Corp.

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

Ayes  
Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

Nays

- g. Kitchen Renovations, Arsenal Road 667-4: Seeking board approval to enter into a contract with Mikes Construction Co, inc. in the amount of 226,200.00.

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Roberti, it was voted to entering into a contract with Mikes Construction Co, inc. in the amount of 226,200.00; the ayes and nays were as follows:

Ayes  
Stephen Joyce, via phone  
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**

Kirstin went over her report: Rose Kennedy Lane Exterior Door Replaement (State Formula Funding), John J. Brady Kitchens Phase 4 (Federal), St. Lo Vinyl fence installation (State ARPA), Arenal Road Hallways Phase 2 (State ARPA) and Rose Kennedy Lane DPU – Electrification (State ARPA/Target Award).

10. **ADJOURNMENT** - Upon roll call vote by Commissioner Leombruno, seconded by Commissioner Merusi, meeting was adjourned @ 2:36 PM to go into other meetings and will return to open session.

2:41 PM returned to open session.

2:45 pm Requesting a motion to go into Executive Session M.G.L. Chapter 30 A, Section 21 (1 & 3) and return to open session: to discuss strategy with respect to collective bargaining or litigation if an open meeting may have detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

- Appeal of Grievance
- Update on Lawsuit

Upon roll call vote, motion by Commissioner Leombruno, seconded by Commissioner Merusi, it was voted to enter Executive Session and return to open session to discuss strategy with respect to collective bargaining or litigation if an open meeting may have detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

- Appeal of Grievance
- Update on Lawsuit

The ayes and nays were as follows:

**Ayes**

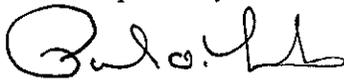
Stephen Joyce, via phone  
Janet Leombruno  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers

**Nays**

4:22 PM Return to open session

ADJOURNMENT: Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Leombruno, meeting was adjourned at 4:22 PM

Respectfully Submitted



Paul Landers  
Executive Director