

**MINUTES**  
**Regular Meeting**  
**Framingham Housing Authority**  
**May 13, 2024**

1. Roll Call: @ 2:03 PM  
**Present:**  
Stephen Joyce, via phone GoTo Meeting  
Janet Leombruno, arrived via phone, GoTo Meeting @ 2:15 PM  
Robert L. Merusi  
Roberta Roberti  
Janice M. Rogers
  
2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:
  - a. Regular Meeting held on April 8, 2024.

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Roberti, the Minutes of the Regular Meeting of the Board held on April 8, 2024; were approved; the ayes and nays were as follows:

**Ayes**

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

**Nays**

3. COMMUNICATION
  - a. Mixed Population Coordinator Award Letter

Helen spoke, we had a conversation with the undersecretary from the state, regarding some additional needs that our residents have, how they are coming with other issues. We were explaining how much extra work it really was; out of that conversation, we received a letter giving us an extra \$10,000 for our resident services grant. No additional staff, it will allow us to give them overtime.

4. TENANT AND PUBLIC CONCERNS OR COMMENTS  
None
  
5. FINANCIALS
  - a. Approval of Bills
  - b. Credit Card Statement (March & April)
  - c. Financial Statement review

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

<u>Ayes</u>	<u>Nays</u>
Stephen Joyce	
Robert L. Merusi	
Roberta Roberti	
Janice M. Rogers	

Commissioner Leombruno arrived.

Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Joyce, the March Credit Card Statement was approved; the ayes and nays were as follows:

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

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Roberti, the April Credit Card Statement was approved; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Stephen Joyce	
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,  
We had the Undersecretary out on April 30<sup>th</sup> in Framingham, met at Carlson Crossing which we toured, then took him on a tour of Musterfield, he was very impressed with the project and the Musterfield. Then headed over to Arsenal Road, our oldest state portfolio. He is a good listener, we spoke to him about the struggles to turn over a unit, the cost nowadays, they can be anywhere from \$5,000 to \$20,000. Right now, the average is at least \$80,000 on the state side a year. It's very expense. We showed him an elaborate turnover and a basic turnover.

Spending a lot of time on our federal capital plan, just received our new federal capital award, working on architectural for the bathrooms on our next phase of renovations on John J. Brady Drive.

Gardens opened at St. Lo last Friday. Very successful program.

Ryan, Maeve and Suzanne have been very busy with resident service work. Lots of tenant issues, the drug back program on Saturdays. Resident Services is a mix of federal and state funding.

Geothermal now in units on Brady Drive, starting to set units in bedroom and living rooms. June 4<sup>th</sup> water will flow through the pipes of Framingham, there will be a ceremony marking it.

Busy with federal capital.

Helen spoke regarding the letter we received from HUD: there are two sides of HUD: the Demo/Dispo side and the financial side. They don't always know what the other is doing. Our total federal public housing unit total is 235. We already took off 68 units for the Demo/Dispo which the financial side never took into consideration when it was doing our numbers; and we have additional units that we are vacating, people are moving out of East and we have not taken them off they are just vacant, we can't fill them. The Demo/Dispo side knows this, the financial side does not. I had to send an email, which I did, saying we have this Demo/Dispo approval and we should not be getting a letter and they said oh your right you should not be getting a letter, I need to send you a letter so you can send me another letter saying that you have Demo/Dispo, which we did at the end of March. Since we sent that letter, they sent us this letter, so that I can send them another response so they can send take us off the action list. You will be getting another email saying there is no more action needed.

Further questions were asked and answered.

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

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

**Nays**

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- a. Motion to approve the CFA Amendment (Contract for Financial Assistance) in order to fund the low bid received for the Rose Kennedy Lane master meter compliance project.

This item was tabled, have not received paperwork.

- b. Motion to approve entering into a contract with the low bid M-V Electrical Contractor's, Inc. in the amount of \$958,925.00 for the Rose Kennedy Lane master meter compliance project.

This item was tabled, have not received paperwork.

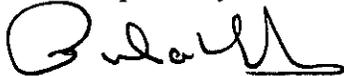
9. **OPERATIONS AND MODERNIZATION DEPARTMENT UPDATES  
Maintenance, capital projects Change Orders, Substantial Completion, Final  
Completion and Application for Payments. Safety, future planning**

Kristin went over her report.

Arsenal Road Hallways Project # 100269 (State ARPA), Fire Alarm System Upgrade at Everit, Memorial, Hastings, Temple, and Underwood #100263 (ARPA Targeted Award Project), Kitchen Renovations Arsenal Road Project #100266 (State ARPA) , Maintenance Building Renovation Study Project #100267 (ARPA State), John J. Brady Drive Kitchens (Federal) and Rose Kennedy Lane Common Entry Door Replacement #100279 (State) .

10. ADJOURNMENT - Upon roll call vote. motion by Commissioner Merusi, seconded by Commissioner Roberti, meeting was adjourned @ 2:40 PM.

Respectfully Submitted



Paul Landers  
Executive Director