

MINUTES
Regular Meeting
Framingham Housing Authority
August 12, 2024

1. Roll Call: @ 2:23 PM

Present:

Robert Downing
Stephen Joyce
Robert L. Merusi
Roberta Roberti
Janice M. Rogers

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

a. Regular Meeting held on July 15, 2024.

Upon vote, motion by Commissioner Joyce, seconded by Commissioner Roberti, the Minutes of the Regular Meeting of the Board held on July 15, 2024; were approved; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
5	0

3. COMMUNICATION

- a. The September board meeting will be Wednesday, September 11th due to MAAssNAHRO Annual Conference
- b. Columbus Day is Monday, October 14th, the board meeting in October will be Tuesday, October 15th.

4. TENANT AND PUBLIC CONCERNS OR COMMENTS

None

5. FINANCIALS

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

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

<u>Ayes</u>	<u>Nays</u>
5	0

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

<u>Ayes</u>	<u>Nays</u>
5	0

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,

Geothermal:

- Brady Drive: All units are in place, they are wired but have no valve, it's on back order. Water cannot flow until they get the valves. They believe they have come up with a substitute until those are available. We are assured that there is electricity to those units.
- RKL: They are starting to place the units in. Maeve & Ryan have taken on this project, arranging the tenants to leave for a few hours while units are installed.
- JJB Drive Main Office, starting this building Friday, will start outside.
- Vault covers: looks like the third week in September, so we can then put this place back together.
- Met with them a few times about what they want to do next March; to do the other side at RKL.
- It's been a lot to monitor. The tenants love the workers. Not one complaint.
- 650 feet is the depth of a well. They did angle drilling. Commissioner Merusi, I'm curious when they do angle drilling and it goes off your property line, do they have a right to do that? Paul, good question.
- Attended with Commissioner Downing, National Night Out that the city put on. As you know, we gave a generous donation to the police department.
- Commissioner Downing, I know in the past, you did your own, and they were very well attended. I was talking to Paul, if you did your own event, I could help assist. I think if you did your own you would get a more attended event for the housing tenants as opposed to Cushing Park. I just don't know if there is a big housing element there.
- Finished water work on Brady Drive. Which means we are all set for our paving project.
- Kristin spearheading the state plan. My piece of it is the capital.

- They have coffee every Wednesday here at the John J. Brady Community Room, for Brady Drive and Arsenal Road tenants. We had a gentleman who had a heart attack here, Suzanne Garcia started CPR, then Officer Cosme was here right after and took over. I already talked to Suzanne on a job well done for starting CPR, the gentlemen did live. It was definitely a very very severe heart attack. He is out of ICU now. I wanted to tell the board a job well done by Suzanne Garcia and Officer Cosme. Commissioners' comments: that's tremendous, amazing! Commissioner Downing, do you have ADs in this building. Paul, no we talked about it, Helne wanted to talk about it today. Paul, what do you think of them. Commissioner Dowling, I'm a big fan, there are grants out there you should not have to pay for them. I may know some people to help you out and get some grants.

If you are doing the right thing without negligence, you will not be sued, you are acting in good faith. Training would be available. We do want to do CPR training as well. Commissioner Downing, would they get recognized at a board meeting. Paul, I believe the mayor's office is involved and yes, we want to recognize her, it was a big deal. Commissioner Merusi, please write a letter on behalf of the board and have the Chair sign it.

Commissioner Joyce, another piece, requirements for apprenticeship programs, I have mentioned apprenticeship here before, there are pre- apprenticeships programs to get people acquainted. I just received a text they are having a graduation; we have a few people from Framingham but again they are not coming out of the housing authority. I would like to explore how we get that information to people within the housing authority, those things are available. Programs called Skilled Filled. It is something I think we should be invested in, get people so that they can get a career and not have to depend on subsidized housing.

Commissioner Downing, Police Report: would like the housing officer to come to meeting quarterly, and

- Police report, more specifics, more details please
- Direct patrols – what it entails
- Well-being check, what is it, a medical issue, need more specifics.
- Vandalism, more information, was there follow-up on his behalf
- Hastings House is never on police report, and we know they are going there for issues.

There is a Memorandum of Understanding, which we will review.
Another discussion: Mental Health is number 1 here.

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

Ayes
5

Nays
0

7. UNFINISHED BUSINESS

Commissioner Merusi, there is a likelihood of an application going into the CPA. Paul, Helen and Staff are most likely applying for about \$65,000 to build a couple of units on Carlson Crossing East. Helen & Paul had a couple members of the Community Preservation Committee already in to review the application process. Wanted to let you know, he will probably be reporting on it in the next few months. Paul, yes, we had a couple of meetings, and we had 2 presentations, it was received very well. CPA funds have to be the creation of this would be the creation of (out of the ground) two accessible family units.

Thank you, Bob.

Commissioner Joyce, I mentioned the apprenticeship program, it has openings for September 9th. Looking for people between the ages of 18-24, they get a stipend, they are given a pair of boots. They report in Hopkinton. Gives them exposure to the different trades. It's a great opportunity for young adults.

8. NEW BUSINESS

- a. Review of the Draft 2025 State proposed Annual Plan. Public hearing/vote will take place at the September meeting

Commissioners would like a two-page executive summary of what's in the plan. What sections and what do they mean, what has changed. That would be helpful for us to have at the September meeting.

- b. Motion to extend the contract with BBE Corporation dba Buckley Elevator for one (1) additional year, as included in the original contract.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Roberti, it was voted to extend the contract with BBE Corporation dba Buckley Elevator for one (1) additional year, as included in the original contract; the ayes and nays were as follows:

Ayes
Robert Downing
Stephen Joyce
Robert L. Merusi
Roberta Roberti
Janice M. Rogers

Nays

- c. Motion to approve entering into a contract with the low bidder NENA Construction Inc. in the amount of \$254,000.00 for the common area entry door replacement on Rose Kennedy Lane project# 100279.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Roberti, it was voted to approve entering into a contract with the low bidder NENA Construction Inc. in the amount of \$254,000.00 for the common area entry door replacement on Rose Kennedy Lane project# 100279; the ayes and nays were as follows:

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

- d. Motion to approve the Certificate of Final Completion for the Arsenal Kitchen Renovation Project. The final cost of \$238,700.00.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Joyce, it was voted to approve the Certificate of Final Completion for the Arsenal Kitchen Renovation Project. Final cost of \$238,700.00; the ayes and nays were as follows:

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

- e. Motion to approve the Substantial Completion of the waterline project on John J. Brady Drive.

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Merusi, it was voted to approve the Substantial Completion of the waterline project on John J. Brady Drive; the ayes and nays were as follows:

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

- f. Motion to approve the Substantial Completion of the Arsenal Road Hallway Project #100269.

Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Joyce, it was voted to approve the Substantial Completion of the Arsenal Road Hallway Project #100269; the ayes and nays were as follows:

Ayes

Robert Downing
Stephen Joyce
Robert L. Merusi
Roberta Roberti
Janice M. Rogers

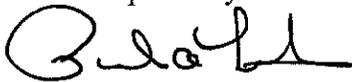
Nays

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: Fire Alarm System Upgrade at Everit, Memorial, Hastings, Temple, and Underwood #100263 (ARPA Targeted Award Project), Rose Kennedy Lane Federal Pacific Panel Replacement and Master Meter Compliance (ARPA Target Award State), John J. Brady Drive Kitchen Project (federal) and Capital Plan/Annual Plan.

10. ADJOURNMENT - Upon vote. motion by Commissioner Joyce, seconded by Commissioner Merusi, meeting was adjourned @ 3:36 PM.

Respectfully Submitted



Paul Landers
Executive Director