

MINUTES
Regular Meeting
Framingham Housing Authority
January 13, 2025

1. Roll Call: @ 2:02 PM

Present:

Robert F. Downing
Stephen Joyce
Janice M. Rogers

Absent:

Robert L. Merusi
Roberta Roberti

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

- a. Regular Meeting held on December 9, 2024.

Upon vote, motion by Commissioner Joyce, seconded by Commissioner Downing, the Minutes of the Regular Meeting of the Board held on December 9, 2024, were approved; the ayes and nays were as follows:

Ayes
3

Nays
0

3. COMMUNICATION

- a. Update on the Fair Housing Committee

Paul, Jackie Vega was kind enough to represent us at the city for the Fair Housing Committee which was rather defunct.

Jackie, December 19th they had their first remote meeting, they did not have a quorum we talked about what the committee was going to do now that it has been restarted.

Chairman Rogers, we appreciate your willingness to do this. Thank you, Jackie.

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 Downing, the bills were approved; the ayes and nays were as follows:

| | |
|-------------|-------------|
| <u>Ayes</u> | <u>Nays</u> |
| 3 | 0 |

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

| | |
|-------------|-------------|
| <u>Ayes</u> | <u>Nays</u> |
| 3 | 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,
 The housing authority had an electricity transformer go at Everit Ave on Friday, the 20th. That transfer went down with a power outage of about 9 hours for 65 units at Everit Ave and Gallagher Drive. They brought a generator in. Eversource worked well, although, we did have to bring in an electrical contractor, Senecal electrical. It was quiet an endeavor.

Geothermal, everything is working, contractors are here everyday to put out any fires. Everyone is running on liquid, if for some reason it goes over to electric heat at night the contractors who is here everyday is notified and they make the correction. We are trying to come up with the right thermostats for the elderly. You can't touch the thermostats; you can only go up two degrees at a time.
 Paul, I say we switch them, if it's not a problem now I can see it becoming a problem. We have had two people thinking they can raise it to 70 degrees.

The rest of Rose Kennedy Lane: Bill is working on it; they have 7.5 million dollars in funding for the design for the rest of RKL. We are supposed to have a meeting. I would like the state involved, we need funding for our consultants, our staff. This is where they are heading, drilling wells in front of Admin School building, as well as RKL, which would make all of RKL Geothermal.

Mark Haranas & the Charitable Foundation gave the Musterfield \$2,500 to put on a field trip. Thank you to Mutual One and Mark Haranas.

Maeve, during one of the schools breaks we plan on bringing the kids to the Southwick Zoo.

Paul, we had Officer Jaimie Lewis start with us last week. Officer Cosme has finished up.

Commissioner Downing, regarding the police liaison report, would like more specifics in the report. Would like to go back to the way Officer Pisano did them.

Paul, Christmas Drive, which was in December, Ryan and Maeve did an amazing job, a corporate donor, they brought it to a new level. Well organized. and some of the office staff helped as well. Chairman Rogers, thank you.

Paul, working on capital projects with Kristin. Fence on Brady, Roof on St. Lo, landscape architect for the Musterfield. Boiler rooms, changing boilers at the Musterfield and hot water valves in boiler rooms.

Had a hot water issue at Memorial, had to change one of our huge tanks. OB Hill had to come out.

Officer Downing, in the morning when the weather turns, Peter Tessicini used to walk down to the school, he was very visible. He would like the new police liaison to do the same. Walk up Arsenal down Normandy. Would like that back, if possible.

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

Ayes
3

Nays
0

7. UNFINISHED BUSINESS

8. NEW BUSINESS

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: Rose Kennedy Lane Federal Pacific Panel Replacement and Master Meter Compliance Project #100292 (ARPA Target Award State); Common Entry Door Replacement Rose Kennedy lane Project #100279 (state); Fire Alarm and Fire

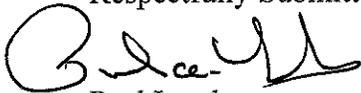
Protection Upgrades at Everit, Hastings, Memorial, Underwood and Temple #100263 (ARPA Target Award State), John J. Brady Drive Projects (Federal); 1. Bathroom Renovations; 2. Shutter Replacement, entry painting and building power washing, 3. Fence Replacement; St Lo Projects (State); 1. Roof Replacement Project #100321, 2. Trash Corral Fence Replacement Phase 2 Project #100323; 3. Site Work project #100324 and Arsenal Road Common Hallway Painting Project # 100299 (state).

Update on Maintenance Building: I am going to have to go before the City Councilor, we are hoping the City will turn that property over to us. The city owns our Modernization and Maintenance Buildings and the land where we park trucks near the pump house the city also owns. No full procurement because its public agency to public agency.

FHCD II: We will have Jon Juhl in at some point. He will talk about the developer's fees and other things.

10. ADJOURNMENT - Upon vote. motion by Commissioner Joyce, seconded by Commissioner Downing, meeting was adjourned @ 2:48 PM.

Respectfully Submitted



Paul Landers
Executive Director