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LOWELL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
APRIL 13, 2022

Mercier House
21 Salem Street
Lowell, Massachusetts

--- Reported by Jacqueline P. Travis ---

1 Board of Commissioners:

2 Philip L. Shea, Chairman

3 Joanie L. Bernes, Commissioner

4 Mony Var, Commissioner

5 Matt Marr, Commissioner

6 Rodney Elliott, Commissioner

7

8 Lowell Housing Committee:

9 Gary K. Wallace, Executive Director

10 Adam J. Garvey, Assistant Executive Director,

11 Chief Operating Officer

12 Sherry Giblin, Chief Financial Officer

13 Kevin J. Murphy, General Counsel

14

15

16 Presentations by:

17 Jonathan Goldfield, Capital Asset Manager

18 Adam J. Garvey, Assistant Executive Director,

19 Chief Operating Officer

20 Rita Brousseau, Chief Procurement Officer

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P-R-O-C-E-E-D-I-N-G-S

1
2 Mr. Shea: I just want to make sure that
3 everyone can hear. I know we've had difficulties
4 with the microphones and the Director has indicated
5 to me today he thinks that we're in better shape than
6 in the past, but we'll give it a shot. And when
7 people speak, if they could just speak into the
8 microphones so our stenographer can record the
9 conversation or the dialogue correctly.

10 With that being the case, I want to welcome everybody
11 to the April 13th meeting for the Board of
12 Commissioners of the Lowell Housing Authority.

13 For the record, my name is Philip Shea. I'm the
14 chairman of the board of the Lowell Housing Authority
15 Board of Commissioners. With that being the case, I
16 will ask the clerk of the Board of Commissioners,
17 Dr. Wallace, to call the roll.

18 Mr. Wallace: Vice Chairman Var.

19 Mr. Var: Yes.

20 Mr. Wallace: Commissioner Bernes.

21 Ms. Bernes: Here.

22 Mr. Wallace: Commissioner Elliott.

23 Mr. Elliott: Here.

24 Mr. Wallace: Commissioner Marr.

1 Chairman Shea.

2 Mr. Shea: Present.

3 Mr. Wallace: Four present.

4 Mr. Shea: Thank you. First on the agenda
5 is the approval the minutes of the annual meeting
6 held on January 12, February 9, March 2 of the year
7 2022. We all have a copy of the minutes for January,
8 for February, and March. I had a chance to go
9 through most of them. And I only ask we get the page
10 -- I think memory sometimes slips -- you know, get
11 back to January, I had a couple of questions which
12 I'm just going to quickly talk about later on because
13 it's really incidental.

14 So with that the being case, we have in front of us,
15 all the Commissioners, minutes of the meetings which
16 were presented to us. Are there any questions
17 pertaining to the minutes of the meeting?

18 Mr. Elliott: Motion to approve.

19 Mr. Shea: There's a motion by Commissioner
20 Elliott, seconded by Commissioner Bernes to approve
21 the minutes of the meetings. The clerk will the call
22 the roll.

23 Mr. Wallace: Vice Chairman Var.

24 Mr. Var: Yes.

1 Mr. Wallace: Commissioner Bernes.

2 Ms. Bernes: Yes.

3 Mr. Wallace: Commissioner Elliott.

4 Mr. Elliott: Yes.

5 Mr. Wallace: Commissioner Marr.

6 Chairman Shea.

7 Mr. Shea: Yes.

8 Mr. Wallace: Four yeas.

9 Mr. Shea: The next time on the agenda is
10 Item Number 2, residence correspondence.

11 Mr. Wallace: No residence correspondence,
12 Mr. Chairman.

13 Mr. Shea: Next item on the agenda is Item
14 Number 3, resident organization.

15 Mr. Wallace: None present.

16 Mr. Shea: Thank you.

17 Item Number 4 is a report of subcommittees.

18 Mr. Wallace: No subcommittee meetings held.

19 Mr. Shea: Item number 5 is the finance
20 report, the audit report, and I notice that our chief
21 financial officer Ms. Giblin is here, so I will ask
22 her to give us a brief explanation about this quite a
23 few page document.

24 Ms. Giblin: Thank you, Mr. Chairman.

1 The Authority's operating statements for the
2 period ending February 28, 2022 were provided to the
3 Board for their review. To date most programs remain
4 revenue producing and are exceeding budget estimates.
5 While bottom lines continue to remain positive, we
6 are starting to see operating gains decrease. Both
7 our federal and state portfolios saw an increase in
8 operating gains in the month of February. Our
9 federal AMPs saw 109,000 decrease in operating gains,
10 while our state portfolio saw a decrease of 10,000.

11 Operating funds subsidy proration levels
12 remain at 95 percent through February. Operating
13 fund subsidy eligibility has been estimated by HUD
14 through the month of February. We will see a
15 decrease in operating fund subsidy once HUD processes
16 our calendar year '22 subsidy eligibility, which is
17 anticipated to happen in the month of April.

18 Our solar net meter credit revenue remains
19 under budget through February. We do anticipate an
20 increase in solar net meter credit in the upcoming
21 summer months.

22 The 2021 capital funding has been released
23 by HUD in late March. We will see this revenue hit
24 the April financial statements. Most expenses across

1 all the AMPs are within budget tolerance through
2 February. Administrative expenses are under budget
3 in legal, eviction and IT expenses. Utilities remain
4 under budget. Our other general expense category is
5 also under budget in three out of our four federal
6 AMPs with collection loss deferral until year end and
7 protective services.

8 And I'm pleased to report to the Board that
9 we closed on two scatter site properties today.
10 Total gross sales from these properties total
11 \$760,000. Total balance of the sales proceeds in our
12 accounts after these sales will be \$7 million.
13 At this time I'll take any questions from the Board.

14 Mr. Shea: Thank you for that report. Is
15 there any questions to our chief financial officer
16 from any member of the Board of Commissioners?
17 Commissioner Elliott.

18 Mr. Elliott: Thank you, Mr. Chair. This is
19 with the vendor payments, is now the appropriate time
20 to bring up --

21 Mr. Shea: Please speak into the mic.

22 Mr. Elliott: I'm sorry about that.

23 My question is with the vendor payments. Is
24 this the appropriate time to talk about finance,

1 right? Is it okay to ask questions about vendor
2 payments?

3 It was just a couple days ago, I'm just
4 curious, I saw a line item of \$36,090 for a vendor
5 payment to the law firm Eno, Dooley & Meyer. And I'm
6 curious, we have an attorney here, I just want to
7 know what it's for. What the purpose of that is for.
8 And I know that this predates me but.

9 Mr. Wallace: Yeah, so before we were doing
10 the disposition -- before we were doing the
11 disposition of the scat sites we had hired that law
12 firm to handle just that portion of it.

13 Mr. Elliott: Just those things.

14 Mr. Wallace: Yes. I think we have one
15 property left. So that law firm has handled all the
16 sales and the disposition of those scattered sites.

17 Mr. Elliott: Okay. Thank you, Mr. Chair.

18 Mr. Shea: And for the record, that's a very
19 good question. For the record, he worked for what,
20 10 or 12 different sites, close to 15.

21 Mr. Wallace: 87 units or so over probably
22 12 to 15 properties.

23 Mr. Shea: And we have one more site and
24 that -- is that still lingering out there with the

1 bank?

2 Mr. Wallace: No. The final site, it's out
3 there on West Fourth Street, and that's in
4 consideration by Global Nonprofits, it may want to
5 use it -- you saw the article -- they were trying to
6 gain 300 units, affordability units in the city and
7 that hopefully is a property they'll be interested
8 in.

9 Mr. Shea: And that kind of wraps up.

10 Mr. Wallace: That will be it.

11 Mr. Shea: We talked about that. And so
12 that's basically it. Okay. Thank you.

13 So with that being the case, the only
14 comment I wanted to make for the record, Sherry, is
15 that -- once again, all our different units
16 continuing to maintain their budget pretty much at
17 the surface, and that goes right back to our ability
18 to collect rent which is -- which is, surprisingly is
19 quite high that we collect.

20 I see Attorney Murphy, I want the record to
21 indicate that our general counsel is here, Attorney
22 Kevin Murphy.

23 But once again, it's the work of the
24 Commissioners, that the work of the managers to

1 continue to do all the dog work -- I hate to use that
2 term -- but in your report they're all showing a
3 surplus.

4 Ms. Giblin: Yes.

5 Mr. Shea: Which is good. And I know -- I
6 don't want to get too much into the budget at this
7 point with you, but I do know there's some
8 availability of surpluses in the payroll account
9 because of the people that left us and there's a
10 surplus there. And the reason I know that is because
11 I talked to you the other day about this. So I just
12 wanted that to be on the record about -- and I got to
13 tell you, I continue to be amazed at how well the
14 managers collect the rents, because it's not an easy
15 job. Particularly in this day and age. You know, a
16 lot of people have it tough out there. So -- okay.

17 So with that -- any other questions of the
18 chief financial officer by any member of the Board?
19 Motion to vote by Commissioner Mony Var, seconded by
20 Commissioner Bernes. And the clerk will call the
21 roll.

22 Mr. Wallace: Vice Chairman Var.

23 Mr. Var: Yes.

24 Mr. Wallace: Commissioner Bernes.

1 Ms. Bernes: Yes.

2 Mr. Wallace: Commissioner Elliot.

3 Mr. Elliott: Here.

4 Mr. Wallace: Commissioner Marr.
5 Chairman Shea.

6 Mr. Shea: Yes.

7 Mr. Wallace: Four yeas.

8 Mr. Shea: Thank you.

9 The next item on the agenda is the report of
10 the Chair, and the only thing I have to the report is
11 an obligation that I have, and that is to name the
12 various subcommittee for the next year.

13 So I will submit to the clerk my various
14 subcommittees for the next year. Thank you. Would
15 you be good enough to read the appointments into the
16 record. Thank you.

17 Mr. Wallace: The Chairman appoints to the
18 executive board --

19 Mr. Shea: Please speak into the mic.

20 Mr. Wallace: The Chairman appoints to the
21 executive board Chairman Philip L. Shea and member
22 Vice Chairman Mony Var.

23 The finance committee, the chairperson will
24 be Philip L. Shea and the other member will be Vice

1 Chairman Mony Var.

2 The personnel subcommittee, the chairperson
3 will be Commissioner Matt Marr and the other member
4 will be Commissioner Joanie Bernes.

5 The resident services committee, the
6 chairperson will be Commissioner Joanie Bernes and
7 the member will be Commissioner Rodney Elliot.

8 And the capital planning committee, the
9 chairman will be Commissioner Matt Marr and the
10 member will be Commissioner Rodney Elliot.

11 Mr. Shea: Okay. Thank you.

12 The next time on the agenda is Item Number 7.1.1,
13 motion to approve the award recommendation for
14 payroll services to Harper Payroll Services,
15 Worcester, Mass in the amount of \$58,524 for three
16 years, with the Lowell Housing Authority having the
17 sole option to renew for two additional one-year
18 contracts.

19 And that is what we have before us. And I know that
20 I don't see Donna Toohy here, not that it's
21 necessary, but I do see Sherry Giblin, our chief
22 financial officer, who is one of the persons who
23 looked at this. Well first of all, I will just open
24 it up to the other Commissioners. Are there any

1 questions of any commissioner pertaining to Item
2 Number 7.1.1?

3 If not, I have a couple of questions.

4 Ms. Giblin: Sure.

5 Mr. Var: Mr. Chair, I think.

6 Mr. Shea: Yes, speak up, please.

7 Mr. Var: The director report. Executive
8 director report, Number 7. You skipped Number 7.

9 Ms. Bernes: The report of the director.

10 Mr. Shea: The report of the director. As I
11 was saying before -- thank you, Mony.

12 As I was saying, of course we have the
13 report of the director. And you're right, we met
14 earlier tonight with one of our new employees. And I
15 understand we have some other new employees that you
16 want to introduce. Thank you, Mony.

17 So I'm sorry. I hope I didn't hurt your
18 feelings, but Item Number 7 is the report of the
19 executive director.

20 Mr. Wallace: Thank you, Mr. Chairman. And
21 I'll be brief. Before I go and introduce two new
22 employees to the agency, I just wanted to let the
23 Board know that for the first time in a little more
24 than two years we are going to be having our first

1 rehab score. This is a physical inspection. It's
2 been delayed for two plus years because of the
3 pandemic. But HUD is resuming and will actually be
4 doing the inspection scores. And our first
5 development selected is going to be 50 Stackpole
6 Street, The Concord River Mill. And the first
7 inspection will take place on April 21st. Next week.

8 Brian Moriarty from the facility department
9 and his team, working with the property manager and
10 his team, have been inspecting the units and the
11 grounds to make sure that the necessary repairs and
12 the property is going to pass the inspection.

13 Coincidentally, this property was also
14 chosen and scheduled for a management and occupancy
15 review, an MOR, with Mass Housing. And that will
16 occur on April 27th. And similar to the physical
17 inspection, we've had our team, the executive staff
18 and the property manager staff gathering required
19 information for the audit, reviewing existing policy
20 and files in preparation for the field audit. And
21 I'm told that we're very confident that the audit
22 will go smoothly and we do not anticipate any
23 material issues or findings at that site.

24 That being the said, I did want to introduce

1 two of your newest employees to the team, starting
2 with Evelyn Canela, who is going to be the assistant
3 to the chief procurement officer.

4 Evelyn comes to us from the city of
5 Lawrence, the DWP department, where she was
6 responsible for the department's public procurement
7 process. She holds a bachelor's degree from UMass
8 Amherst, and she'll be working in our finance
9 department under our chief procurement officer Rita
10 Brousseau.

11 Evelyn Canela.

12 (Applause)

13 Mr. Wallace: We also have with us tonight
14 Nation Benie Pengueri, who comes to us from a
15 contracting position with Tewksbury Reliable
16 Services. He's a graduate of Lowell High School.
17 He's starting out as a custodian over at the South
18 Common Village. Nation is also a successful
19 participant in the North Common Village and JobsPlus
20 program. And he was highly recommended to us by the
21 program director Katie Sadlier who is also here
22 tonight. Another highlight you'll appreciate, Mr.
23 Chairman, is Nation is a resident of the North Common
24 Village. He lives on Suffolk Street. Nation.

1 (Applause)

2 Mr. Wallace: That is my report this
3 evening.

4 Mr. Shea: Thank you. With that being the
5 case, I guess we just call for a roll call. And I
6 will say that there's a motion by Commissioner
7 Bernes, seconded by Commissioner Elliott to accept
8 the Director's report. And the clerk will call the
9 roll.

10 Mr. Wallace: Vice Chairman Var.

11 Mr. Var: Yes.

12 Mr. Wallace: Commissioner Bernes.

13 Ms. Bernes: Yes.

14 Mr. Wallace: Commissioner Elliott.

15 Mr. Elliott: Here.

16 Mr. Wallace: Commissioner Marr.

17 Chairman Shea.

18 Mr. Shea: Yes.

19 Mr. Wallace: Four yeas. One absent.

20 Mr. Shea: As I was saying six minutes ago,
21 Item Number 7.1.1, which is payroll services which
22 caught me a bit by surprise, but nonetheless I'd like
23 to have an explanation, or even better, a question
24 where I ask the explanation. I will just throw it

1 out to the Commissioners, do you have any questions
2 pertaining to this? None.

3 It's just could you just explain to us, for
4 the record, what this is about. Because it's
5 something new and it sounds like there's something --
6 it's been around for maybe 10 years. They know their
7 stuff. Thank you.

8 Ms. Giblin: So this RFP went out for
9 payroll processing services. Currently we're with a
10 company called CPS. So we received two proposals,
11 one proposal had to be rejected because they did not
12 package the proposal appropriately. So we had one
13 proposal to evaluate. It was myself, Donna Toohey,
14 Brenda O'Keefe and Rachel Shapiro on the evaluation
15 committee. And after evaluating their proposal, and
16 we had them in also to do an in-person demonstration
17 of their software, we felt that this firm had all the
18 qualifications and the experience to handle our
19 payroll processing services and then some.

20 We also as part of this RPF -- right now our
21 current system only does our payroll processing.
22 This new system is going to integrate a new time
23 management module and it's a whole HR suite. So all
24 three modules will be able to talk to each other. So

1 we'll be able handle everything from our onboarding
2 all the way up to they're onboard and we're paying
3 them on payroll.

4 Mr. Shea: Thank you for those comments. I
5 will throw -- the question's open to any other member
6 of the Board of Commissioners that would like to ask
7 questions on Item 7.1.1? If not, I have a question.

8 Ms. Giblin: Sure.

9 Mr. Shea: Carol Martin works as part of GN.
10 She has been a pertinent member in doing the payroll
11 for many, many years. Does she continue to be part
12 of this process or does this company come in and
13 relieve her of that duty? I see Tha Chhan here.
14 Could you, just for the record, indicate what that's
15 about?

16 Ms. Giblin: No, Carol will still be part of
17 the process. So we still have a payroll processing
18 component. What it's going to do -- right now
19 everything is manual, because we do manual time
20 cards. And all the managers fax her everything.
21 It's really quite inefficient, to be quite frank. So
22 what this process is going to do is make --
23 streamline that process so that everything is done on
24 an app or through a desktop computer. And then it

1 gets approved and goes directly to Carol. And she
2 reviews everything before they process the payroll.

3 Mr. Shea: Did you go over this by chance
4 with her to explain?

5 Ms. Giblin: She was originally part of the
6 evaluation committee, yes.

7 Mr. Shea: Okay.

8 Ms. Giblin: She took herself off.

9 Mr. Shea: I think it's a blessing in
10 disguise for her, which is just -- I hate to put it
11 in this term, and I say it lightly, loosely I should
12 say, it's -- you know, it's an ounce of aggravation
13 for everybody.

14 Ms. Giblin: Absolutely.

15 Mr. Shea: That's how I saw it too. Thank
16 you for that reply. And I just wanted to put that on
17 the record. And I thought -- I thought those -- so
18 with that being the case, no other questions,
19 Item 7.1.1, the motion is brought by Commissioner
20 Elliott, seconded by Commissioner Bernes. And the
21 clerk will call the roll.

22 Mr. Wallace: Vice Chairman Var.

23 Mr. Var: Yes.

24 Mr. Wallace: Commissioner Bernes.

1 Ms. Bernes: Here.

2 Mr. Wallace: Commissioner Elliott.

3 Mr. Elliott: Here.

4 Mr. Wallace: Commissioner Marr.

5 Chairman Shea.

6 Mr. Shea: Yes.

7 Mr. Wallace: Four yeas, one absent.

8 Mr. Shea: The next item on the agenda is
9 7.1.2, motion to approve recommendation to Tag
10 Associates of Norwood, Mass in the amount of \$75,000
11 for one year, with Lowell Housing Authority's sole
12 option to renew additional one-year contracts -- two
13 one-year contracts, not to exceed three years. And
14 with that being the case, once again, I will throw
15 questions open to any member of the Board of
16 Commissioners that want to talk about Item 7.1.2.

17 That being the case, I already talked to the
18 Director but, for the record, could you just tell us
19 what this is?

20 Mr. Wallace: Sure. We have a number of
21 tasks that we would like to bring a consultant
22 aboard, Mr. Chairman, to help us with a few of them.
23 In particular, the fair housing marketing plan that
24 the state is requiring us to do this year. The

1 federalization application for Dublin Street, which
2 probably will be sometime around July or August I
3 believe of this year. We want to have someone with
4 fresh eyes come in from outside and look at our
5 administrative plan. And then there are some waivers
6 that we may want to seek from HUD, we would be
7 looking at this consultant to assist us with those
8 waivers. I think we initially budgeted \$75,000 in
9 the last budget. We won't be spending anywhere near
10 that.

11 At one point we were looking at Andrew
12 Daniels from MassPLAN to handle this task, but quite
13 frankly Andrew is focusing all his attention on the
14 Merrimack Street corridor development and didn't have
15 the availability to complete these tasks. That's why
16 we put this out and we want to bring in a new firm to
17 handle these items.

18 Mr. Shea: Right. And you did indicate to
19 me that the \$75,000 was on the high side.

20 Mr. Wallace: Oh yeah.

21 Mr. Shea: And I -- once again, we all have
22 different ways of doing things. I probably would've
23 had the low side than the high side. But luckily
24 it's on the high side at the end of the fiscal year,

1 we'll have a surplus and we can use that surplus to
2 another account and bring up something else. Never a
3 dull moment for expenditures. We just kind of move
4 it up.

5 So with that being the case, there's a
6 motion to accept by Commissioner Bernes, seconded by
7 Commissioner Mony Var to accept Item Number 7.1.2.
8 And the clerk will call the roll.

9 Mr. Wallace: Vice Chairman Var.

10 Mr. Var: Yes.

11 Mr. Wallace: Commissioner Bernes.

12 Ms. Bernes: Yes.

13 Mr. Wallace: Commissioner Elliott.

14 Mr. Elliott: Yes.

15 Mr. Wallace: Commissioner Marr.

16 Chairman Shea.

17 Mr. Shea: Yes.

18 Mr. Wallace: Four yeas, one absent.

19 Mr. Shea: Next item on the agenda is
20 Item 7.1.3. Basically what that says, motion to
21 approve recommendation for Phase II, Cityview Towers
22 balcony repairs to Folan Waterproofing & Construction
23 Company out in South Easton, Mass in the amount of
24 \$1,105,300. And with that being the case, I would

1 ask -- I see our capital asset manager here.
2 Jonathan, would you please come forward and tell us a
3 little bit about -- just it'd be helpful to explain.
4 Would you preface your remarks by the previous -- by
5 the previous phase, Phase I, this is Phase II, just
6 to bring the Board up to date as to what happened
7 once upon a time and where we are moving into Phase
8 II.

9 Thank you.

10 Mr. Goldfield: Absolutely.

11 Mr. Shea: Can you speak into the mic,
12 Jonathan.

13 Mr. Goldfield: Yes. Can you hear me okay?
14 Jonathan Goldfield.

15 So the initial analysis of the balconies at
16 Cityview Towers was done several years ago and it
17 established that there was water leaching through the
18 concrete and passing through the openings in the
19 concrete decking of each balcony onto the steel
20 infrastructure, essentially cantilevers, that
21 supports those balconies that are -- that are the
22 secondary egress for each apartment on all seven
23 floors.

24 So the feasibility study called for two

1 phases, mainly because of the cost. We knew that it
2 would -- we only -- well we receive about three and a
3 half million a year in project funds. There's no way
4 we could fund the entire two phases in one budget
5 year so it was split into two phases. Basically both
6 phases are just, fortunately, won by the same
7 contractor, Folan Waterproofing & Construction. And
8 to date they've done a great job.

9 What it's basically doing is jacking up the
10 decks, waterproofing, premium waterproofing the
11 ceiling as well as the steel and repairing any rust
12 on the infrastructure. Repairing and resealing the
13 railings around the entire parameter of each balcony
14 and putting them back in place.

15 Both processes are identical. We've seen
16 with the scaffolding where it is now, and the second
17 phase is the inside balconies that are the parking
18 lot off the Moody Street parking lot.

19 Mr. Shea: Okay. So just a continuation of
20 what they've been doing.

21 Mr. Goldfield: Right. Same process. That
22 was -- half of it was they didn't know exactly what
23 the means and methods would be. And they've got it
24 down to a pretty smooth process so far. Yeah.

1 Mr. Shea: Any questions by any member of
2 the Board of Commissioners for Jonathan Goldfield?

3 I only have one problem. The comment I
4 have, thank God I saw the bids, and it's nice to see
5 the person on Phase I got Phase II. And I continue
6 to be impressed with your work. You continue to be
7 impressed with their work?

8 Mr. Goldfield: Yeah, they're a good firm.
9 They have excellent references. And we checked them
10 both times around. We checked multiple references
11 and there wasn't a bad thing to say about them.

12 One of the strengths they have is a strong
13 internal operation where they're able to supply a lot
14 of the services that other firms may be outsourcing
15 and that jacks up the price somewhat. So they're
16 able to keep everything but the paint internal to
17 their own. Scaffold, laborers are all their own
18 personnel, their own materials. It does contain the
19 cost and the efficiency. I think it's a good
20 process.

21 Mr. Shea: And if I'm not mistaken, this
22 funding comes out of the capital?

23 Mr. Goldfield: Yes, of course. Capital
24 fund, prevailing wage.

1 Mr. Shea: And I think we're going to have a
2 surplus in that fund. That's the material -- there's
3 money to pay for this in capital funding.

4 Mr. Goldfield: When we put a contract in
5 place the money is earmarked, yeah.

6 Mr. Shea: Okay. I have no further
7 questions. Thank you. Any questions by any member?

8 Mr. Var: How often do we do this?

9 Mr. Goldfield: Well the last time it was
10 done was 1988. And the important point on that is,
11 Commissioner, that the material technology has
12 improved tremendously. What was originally done did
13 not last. We're hoping that this process will last
14 longer than the last one. And keep the metal
15 protected. But we -- you know, we do -- like at all
16 of our properties, we inspect them to make sure if we
17 can see issues we'll address them. But I think we're
18 in good shape at this point.

19 Mr. Elliott: Thank you.

20 Mr. Shea: Okay. Thank you, Jonathan, for
21 those remarks.

22 With that being the case, any question by
23 any commissioner? If not, there's a motion made by
24 Commissioner Bernes, seconded by Commissioner Mony

1 Var to approve Item Number 7.1.3. The clerk will
2 call the roll.

3 Mr. Wallace: Vice Chairman Var.

4 Mr. Var: Yes.

5 Mr. Wallace: Commissioner Bernes.

6 Ms. Bernes: Yes.

7 Mr. Shea: Commissioner Elliott.

8 Mr. Elliott: Yes.

9 Mr. Wallace: Commissioner Marr.

10 Chairman Shea.

11 Mr. Shea: Yes.

12 Mr. Wallace: Four yeas, one absent.

13 Mr. Shea: Next item is item number -- let
14 me just get this -- lots of paperwork here.

15 The next item is 7.1.4, the motion to
16 approve -- motion to approve contract award
17 recommendation, general legal services to the law
18 firm of Kevin J. Murphy, Chelmsford, Mass in the
19 amount of \$450,000 for an initial three-year contract
20 period. Lowell Housing Authority's sole option to
21 renew for two additional one-year contracts, not to
22 exceed five years.

23 With that being the case, I will ask for an
24 explanation by -- I see Adam Garvey here who is on

1 the committee. Adam Garvey is our chief operating
2 officer, part of a three member committee which I
3 believe Sherry Giblin is on. And I notice that our
4 senior budget manager Amy Dolphin was on there too.
5 So would you explain to us what this is.

6 Mr. Garvey: Yes. Thank you, Mr. Chairman.

7 So our general counsel services, which
8 includes all of the legal necessities for the agency,
9 from housing court to labor counsel and everything in
10 between.

11 Sherry with me, myself, we received through
12 Rita Brousseau five qualified proposals. We went
13 through, evaluated, we ranked them. We checked
14 references on all of our finalists. And at the end
15 we were pleased to rank the Law Offices of Kevin J.
16 Murphy as the most highly recommended for the agency.
17 Again, based on past performance, history of firm,
18 prior dealings with the Lowell Housing Authority, and
19 the reference check.

20 So we're very confident in the skills and
21 ability of this firm. We believe they do have the
22 capacity and the expertise to provide all of the
23 services we need. And we're quite confident
24 presenting that to the Board tonight for your

1 consideration and approval.

2 Mr. Shea: Thank you.

3 Sherry GIBLIN, our chief financial officer,
4 do you want to add anything to this report?

5 Ms. GIBLIN: No. I think Adam covered it
6 all. Unless you have any specific question.

7 Mr. Shea: Okay. With that being the case,
8 throw it open to the commissioners of the Board of
9 Commissioners, any question pertaining to this
10 contract?

11 Commissioner Elliott.

12 Mr. Elliott: I don't have a question. I
13 just appreciate the report. It's well written. I
14 appreciate there was an evaluation committee and it
15 was ranked on high in each of the pages. It
16 specifically went through the various criteria that
17 was used in selecting and then drafting. Highly
18 advantageous proposal. And there's thorough
19 discussion and explanation on both of the five -- the
20 two remaining firms and the reason why this office
21 was selected.

22 I believe a significant reason for this,
23 certainly the experience in the past, length of
24 tenure of both offices. So it's well written. It's

1 a good explanation. I don't have any questions. I
2 will move forward. Thank you, Mr. Chair.

3 Mr. Shea: I would like to just bring -- for
4 the record, I would like the Director to indicate to
5 us Murphy's law firm takes the place of not just one
6 responsibility here. There's two other
7 responsibilities that he's taking over. A Boston law
8 firm and -- could you just put into the record what
9 that's about?

10 Mr. Wallace: Yeah, sure, Mr. Chairman.
11 That's correct. The general counsel's contract had
12 expired, so did the real estate attorney's is coming
13 to a close. That portion is completed. And KP Law,
14 who is our labor attorney, also expired at the same
15 time. So we just felt it was in the Housing
16 Authority's best interest at this time to have one
17 person, our general counsel, cover those areas. So
18 he essentially is going to be doing the work of three
19 law firms.

20 Mr. Shea: You paid it out of --

21 Mr. Wallace: Yeah, we felt it was in the
22 Housing Authority's best interest to deal with one
23 generally counsel, one attorney at this point in
24 time. So he kind of focuses over the tasks at this

1 point.

2 Mr. Shea: Okay. Any questions?

3 Mr. Elliott: Just to follow up, that makes
4 sense, why we were voting for three proposals for
5 three different law firms which we could essentially
6 get three different bids.

7 So I think the economy scale makes sense.
8 He's capable of doing that. So I think this is a
9 cost efficiency myself, rather than going out three
10 times, getting three different bids and quite frankly
11 having to deal with three sets of law firms is
12 unreasonable. So that makes sense.

13 Mr. Wallace: Thank you.

14 Mr. Shea: Thank you. And that's exactly
15 the point, dealing with three law firms rather than
16 one.

17 Okay. With that being the case, there's a
18 motion made by Commissioner Mony Var, seconded by
19 Commissioner Elliott to approve Item Number 7.1.4.
20 And the clerk will call the roll.

21 Mr. Wallace: Vice Chairman Var.

22 Mr. Var: Yes.

23 Mr. Wallace: Commissioner Bernes.

24 Ms. Bernes: Yes.

1 Mr. Wallace: Commissioner Elliott.

2 Mr. Elliott: Yes.

3 Mr. Wallace: Commissioner Marr.

4 Chairman Shea.

5 Mr. Shea: Yes.

6 Mr. Wallace: Four yeas, one absent.

7 Mr. Shea: Thank you. The next item is
8 Item 7.1.5., motion to approve contract awarded to
9 New England Builders & Contractors, Methuen, Mass in
10 the amount of \$2,584,800. And I've seen -- Laura for
11 once, unfortunately, is not here but I see her
12 assistant. Sorry, I'm just -- Jonathan, will you
13 tell us a little bit -- and also I learned something
14 new, would you tell us where the funding came from.
15 Just tell the Board what this is about.

16 Mr. Goldfield: Yes. So this is called a
17 mod phase grant, which is an acronym, which stands
18 for modernize public housing and serving the public
19 and serving the elders initiative, mod phase. So
20 it's limited to elderly housing of 20 units or more.

21 So the only development that we have that
22 meets that criteria is the lower Lakeview Ave, 572
23 through 610 Lakeview Ave behind Federal Carpet. And
24 what that project is going to be, we've been working

1 on this a few years, getting the specifications and
2 scope and everything else. Not only are the
3 apartments going to be renovated, kitchens and baths,
4 we've already done all the roofs, we've already done
5 all the windows. Those were projects in the past
6 several years. But now we're going to modernize all
7 the kitchens and baths. We're going to fix the site
8 work, put new landscaping in, sound barrier
9 landscaping along the VFW Parkway to shield away some
10 of the noise and upgrade really the way the external
11 site works. It's very important.

12 But also very exciting is the last --
13 there's basically three sets of buildings. Two
14 L-shaped buildings and a straight building in the
15 back that's only four units. One of those units is
16 going to be completely upgraded to an accessible
17 handicapped unit and an additional apartment. A
18 fifth brand-new addition, an annex to that is going
19 to be built on the end of that four-unit building.
20 So there will be five apartments on that building.
21 That's going to be fully accessible and up to date.

22 So that's probably the most exciting part of
23 this because we never have enough handicapped
24 apartments, if you will. So that's being added on.

1 The funding source is intriguing because
2 part of it's federal and part of it's state. And
3 like most of the state funds, they're based on bond
4 funds. So about a million and a quarter I believe is
5 state bond fund. Another million and change is
6 coming from the federal government. So it kicks in
7 some of the federal rules, you know, basically
8 environmental reviews and things like that that we've
9 been working our way through. And the other funds,
10 it's just straight up grant funds that were set out
11 by DHCD.

12 Mr. Shea: Would you just -- if I may, would
13 you just explain to -- just so we can have it on
14 record about the grant fund that was received for
15 this award?

16 Mr. Goldfield: Well we applied for it two
17 years ago roughly. Myself, Laura, Sam Tower, there
18 may have been somebody else involved, Adam and Sherry
19 of course. And we wrote a rather comprehensive grant
20 application to DHCD. And the initial report was only
21 a million and a quarter. And it's kind of the bare
22 minimum of what we wanted to accomplish. But the way
23 these things go, as you go through the scope of work
24 and develop with a team of architects, and we went

1 into Boston and we went through the design selection
2 process with DHCD to hire a new architect and team of
3 engineers to do the design.

4 Once that was all done and the design
5 started evolving, four architects from DHCD on staff,
6 our consultant architect and engineers, the scope
7 really needed to be expanded, plus the fact that
8 prices have gone up on pretty much everything by 25
9 to 40 percent because of this world, the way it is
10 right now with the economy.

11 So DHCD has been adding money to projects to
12 make sure that these projects can be funded. And
13 here we are. We're right over \$3 million. But much
14 of that scope is expanded adding -- you know, we have
15 to -- some of it came from code requirements. The
16 build, new construction, the code requires fire
17 suppression sprinklers. They only require it -- they
18 require it for sure when there's new construction.
19 They can require it for renovation. It didn't
20 require it for renovations of the two other
21 buildings, just the new construction building that I
22 mentioned before.

23 We're going to be wiring it with new
24 electricity, new electrical panels, a host of other

1 upgrades that I think the residents will really
2 appreciate.

3 Mr. Shea: Okay. Thank you for those
4 comments. I'd like to also -- again, I just want
5 your approval for this. I'd like to also recognize
6 that Laura Watts was part of this project.
7 Unfortunately she couldn't be here tonight. She
8 doesn't feel well. I wanted that on record. I know
9 you guys worked closely together. I wanted to make
10 sure that Laura came in with an ounce of recognition
11 because this a -- this is a big deal.

12 Mr. Goldfield: Well she was able to secure
13 a grant for additional landscaping as well, but
14 that's going to really help beautify the far side of
15 that lot. She chose very nice landscaping.

16 There's lots of waste water upgrades as
17 well. The waste water department, we worked with
18 them to control the combined sewer overflow. And she
19 took kind of the lead on that as well as the
20 landscaping piece quite a bit.

21 You know, I always say the architects make
22 it pretty and the engineers maker it work. She
23 definitely made it look good. No question about it.

24 Mr. Shea: Thank you.

1 Any questions by any member of the Board of
2 Commissioners? No questions on this item? If not, I
3 would entertain a motion by Commissioner Mony Var,
4 seconded by Commissioner Elliott to approve Item
5 Number 7.1.5. And the clerk will call the roll.

6 Mr. Wallace: Vice Chairman Var.

7 Mr. Var: Yes.

8 Mr. Wallace: Commissioner Bernes.

9 Ms. Bernes: Yes.

10 Mr. Wallace: Commissioner Elliot.

11 Mr. Elliott: Yes.

12 Mr. Wallace: Commissioner Marr.

13 Chairman Shea: Yes.

14 Mr. Shea: Yes.

15 Mr. Wallace: Four yeas, one absent.

16 Mr. Shea: Item Number 7.1.6, motion to
17 approve cabinets and countertops to GSA Direct
18 Supply, Inc. of Detroit, Michigan in the amount of
19 \$100,000 for a one-year contract period with Lowell
20 Housing Authority's sole option to renew for an
21 additional one year, not to exceed two years.

22 And with that being the case, I will ask for
23 an explanation by the Director.

24 Mr. Wallace: Sure.

1 Mr. Chairman, this is us building a
2 stockpile of cabinets and countertops so as vacancies
3 occur we have the inventory so we're not waiting and
4 there's a delay.

5 Chief procurement officer talked to who our
6 previous vendor was. There were constant pricing
7 increases. She went back out to bid for this and I
8 think I'll have Rita address some of those issues
9 that she discovered about this particular vendor.

10 Mr. Shea: Thank you, Rita. I thought I
11 made tonight easy for you.

12 Ms. Brousseau: It's been great. Very busy
13 night. Is this working? Can you hear me okay?

14 This is one of the on-call visits that I do
15 every year to allow both the facilities team and
16 managers to be able to purchase the items that they
17 need without having to go out to bid every time they
18 need something and without exceeding the \$10,000
19 threshold.

20 Last year's contractor, unfortunately we
21 only had one bidder. We were kind of locked into a
22 higher price. I thought going out to bid this year,
23 and what we did is we sought out other housing
24 authorities to ask what they were doing, who they

1 were using. We got a little bit more play. We got
2 two more vendors. I believe I got three bidders.
3 One I did have to reject. And we did get lower
4 pricing.

5 This company has been working with the New
6 York City Housing Authority. They have 177,000
7 units. And this company has been providing the
8 cabinets for them. So we did call them as a
9 reference. Very pleased. They can provide us not
10 only with the customer service that we need, but the
11 product as quickly as we need them. And to match
12 what we're looking for.

13 So we're very pleased with the outcome of
14 the references. So we want to definitely give them a
15 chance and the price is definitely on point.

16 Mr. Shea: I'll just speak for myself. In
17 your report it certainly looks like some of the folks
18 who have worked in the past have given them pretty
19 high grades. I see that in the report.

20 Ms. Brousseau: I agree.

21 Mr. Shea: Well with that being the case,
22 I'll ask any commissioner if they have any questions
23 pertaining to Item Number 7.1.5 [sic]. I'm sorry,
24 Commissioner Elliott.

1 Mr. Elliott: Thank you, Mr. Chair. No
2 questions. I like the thought process given the
3 supply chain issues and the period changes every day.
4 This is one of the -- you know, this is a product
5 that we need on a regular basis and that's priced
6 forward. So I like the fact that we're going on a
7 long-term basis with a larger organization. 177,000
8 units. You know that they're stable and those units
9 fluctuates. So I support this item.

10 Mr. Shea: As anyone knows, Rita's our chief
11 procurement officer, and I would just -- and this has
12 nothing to do with -- let me go to 7.1.5 [sic], get a
13 roll call done with that.

14 With that being the case, before us is 7.1.5
15 -- 7.1.6, I'm sorry, and with that being the case
16 Commissioner Mony Var moves and that's seconded by
17 Commissioner Bernes. And the clerk will call the
18 roll.

19 Mr. Wallace: Vice Chairman Var.

20 Mr. Var: Yes.

21 Mr. Wallace: Commissioner Bernes.

22 Ms. Bernes: Yes.

23 Mr. Wallace: Commissioner Elliott.

24 Mr. Elliott: Yes.

1 Mr. Wallace: Commissioner Marr.

2 Chairman Shea.

3 Mr. Shea: Yes.

4 Mr. Wallace: Four yeas, one absent.

5 Mr. Shea: Thank you. Before we get that
6 out of the way, as you know we had a -- about a month
7 or so ago we had some local entrepreneurs discuss how
8 they can do work for the Housing Authority, that
9 might not be the case, and I was just wondering if
10 that kind of nebulous with respect to how to proceed,
11 there may be some other local vendors out there that
12 they just don't know how to proceed when they want to
13 put bids in to do work for the Housing Authority.
14 And in that one particular case apparently, thanks to
15 you, you were nice enough to explain to them the
16 regulations and the state bidding laws and
17 everything, because they are -- you know, unless you
18 are on the bid list, it's a little complex.

19 But with that being the case, since we don't
20 meet again for another month, I just throw this out
21 as a general question. Would it be possible for us
22 to put an ad in the paper to have Rita have a come up
23 to the housing, our local bidders that are not aware
24 of the bid list or how they can bid for services?

1 Mr. Wallace: Sure. We can do some outreach
2 and education.

3 Mr. Shea: It's just possible -- I hate to
4 use the word more transparent, but in this case it
5 would be just do something to put an ad in the paper
6 to have local vendors come forward so you can explain
7 to them the -- you know, the process to go through.
8 Because that particular company's been in business in
9 Lowell for a long time. And if they're a little
10 leery about how do you get some work at the Housing
11 Authority, I suspect there are other people out there
12 that don't have access like that company.

13 I throw that out for the record, something
14 we can talk about in the next day or the next month
15 or so. And I just thought, for the record
16 particularly, for actively pursuing that and
17 educating that particular company as to how they can
18 go through the process of at least trying to do work
19 for us. Because we spend millions of dollars a year
20 in work and so I just -- that was just a thought that
21 I just had moments ago. And you're shaking your
22 head, Executive Director. Do you have anything to
23 say to that thought process?

24 Mr. Wallace: No, I agree. And I said we

1 should do some outreach and education. And we'll
2 have a meeting and decide what's the best way to do
3 that.

4 Mr. Shea: If you send it out and you put an
5 ad in the paper, come over for coffee and donuts, and
6 Rita can -- at least we're reaching out to those
7 local business people that they don't understand the
8 bid laws and the process. And I just think it's --
9 you know -- okay. With that being the case, we'll
10 just move on.

11 Item Number 7.1 -- thank you, Rita.

12 Item Number 7.1.7, motion approve a change
13 order in the amount of \$131,432.59 to complete the
14 electrical redistribution Phase II work at South
15 Common Village. And once again, we have Jonathan,
16 capital asset manager here to give us the details.

17 Mr. Goldfield: Thank you, Mr. Chairman.

18 So as you know, this is a rather large
19 contract to begin with. South Common Village high
20 rise is six high rises that have to have their
21 electrical internal systems upgraded. Back in 2014
22 Phase I was laying out all the new lines outside, new
23 transformers. If you drive around South Common you'd
24 see these gray transformers outside on concrete pads.

1 Very complex infrastructure with troughs, you know,
2 basically case work underground that go into the
3 building and up all the six high rises. We had to
4 remove PCB, laid transformers. I was procurement
5 person back then. I was doing Rita's job back then.
6 There was other folks handling that contract. That
7 was Phase I. Phase II would be actually updating the
8 electric panels in each apartment. Each of the
9 294 units in the six high rises at South Common
10 Village.

11 And it is a very complex project, because
12 that building is solid masonry, steel and concrete.
13 And the walls, unlike in this building is Gypsum
14 wallboard, that building is solid plaster. There's
15 maybe two inches of space behind that plaster to get
16 to it and run inch and a half, inch and a quarter
17 steel conduit is impossible. So where you're going
18 to run the conduit is 98 percent of the problem. We
19 went -- the engineer can only go by what the plans
20 are. The plan's like oh, we can core through the
21 floors and up through the walls. That was great.
22 The original plans are 1955, showed that everything
23 is nice and parallel and square and you could -- we
24 went in there with safety ground search radar with

1 the contractor and imaging software and the conduit's
2 going every direction. There's no way to core
3 through those floors without hitting something and
4 cutting some power or some other infrastructure.

5 So now the hunt was on to find where can we
6 run these cables up six or seven stories. Two of the
7 buildings are seven stories. The others are six. We
8 went through several mockups, meaning models, that we
9 brought in the city wire inspector who had this
10 particular meeting, the fire department, they had
11 their meetings as well. And we settled on --
12 ultimately we found a passageway through the walls.
13 There used to be two doors on every apartment, but
14 the second door, the second egress interfered with
15 the fire door in the hallway. So somewhere back in
16 the '80s they closed them all up, walled them over,
17 left the steel door frames in there surrounded by
18 concrete, but they're accessible. So with the
19 engineer, POW Engineering and the master electrician
20 from American Electrical Construction, we figured we
21 could open up those old door panels, and we had one
22 of our carpenters come in and open up doors to
23 investigate, and we can basically core through the
24 steel door frames, which takes more time than coring

1 through concrete, which they included in their bid,
2 which is a big part of this project. This change
3 order. That's the lion's share. Coring through
4 those secondary entrances that were walled over,
5 opening and closing them again and sealing them up
6 and running the cable up six or seven stories, and
7 then daisy wheeling them out to each apartment,
8 coring them into each apartment, and then running a
9 decent system within the apartment to two wall boxes
10 that are new, that's part of the change order as
11 well, two metal boxes that we have to do based on
12 what the fire inspector requires. That's another
13 part of the cost.

14 And, you know, the actual work's about
15 119,000, which is with the 10 percent markup which in
16 my experience is pretty conservative. Usually we
17 have markups on change orders that are 15 percent on
18 the parts and sometimes as much as 20 on overhead and
19 profit and labor burden. The state's only carrying
20 10 percent on each of those areas.

21 The materials -- I've researched the cost.
22 They carry some administrative cost. Materials is
23 the least of it. It's really the labor, the
24 electrician's time. And that's sort of the thing.

1 I'm looking at a 7 percent change order on,
2 you know, it's a \$1.8 million contract. Of course I
3 hope it's the only change order that we have. I
4 don't anticipate any others. There's been nothing
5 else that we've run into that would surprise us.

6 Most of the panels are assembled down in the
7 basement. They're about six, seven feet high. And
8 it's amazing the amount of engineering going on
9 there. You don't see it, the residents don't see,
10 they may never even appreciate it. But it will
11 update their panels, it will update their apartments
12 and make it safer for everyone. I think everybody,
13 you know, will appreciate that fact.

14 So it comes out to about \$400 -- \$447 per
15 apartment if you amortize, if that's the right word,
16 if we averaged it out by apartment. So I encourage
17 the passage of this. I think it's very reasonable
18 and the engineer does as well.

19 Mr. Shea: I see our chief financial
20 officer's nodding her head. Where would this come
21 from? What account?

22 Ms. Giblin: This comes out of our capital
23 funding. So Jonathan and I, when Jonathan became
24 aware of the change order we immediately sat and went

1 through and came up with a budget provision for the
2 capital plan to move some more money into this
3 project.

4 Mr. Shea: Okay. Thank you.

5 Ms. Giblin: So funding is available.

6 Mr. Shea: Well it's a little more
7 complicated than what you just said, at least for a
8 guy like myself. But thank you, Jonathan, for your
9 remarks.

10 Are there any questions by any Board member?

11 Mr. Elliott: Yes, Mr. Chairman.

12 Mr. Shea: Commissioner Elliot.

13 Mr. Elliott: Thank you.

14 So you did provide explanation. I
15 understand the building's very old and they did
16 indicate there was, you know, an investigation ahead
17 of time. I didn't -- this concrete scare, it didn't
18 identify these older conduits that were present?

19 Mr. Goldfield: The engineer -- that was
20 something the contractor got into. Before they
21 started coring through floors, they were required to
22 test. The engineer -- our consultant's engineer, who
23 is basing their design plan on our as-built
24 blueprints from 1955, they didn't show, and they

1 don't typically show the direction -- just so it's --
2 there's all different size conduit in the concrete
3 and in the walls. It doesn't show exactly where they
4 got laid. That's up to the contractor. You'll never
5 know.

6 Mr. Elliott: Well I hadn't seen it in
7 advance. It's a good idea. In my experience, they
8 should identify that. Knowing the age of the
9 building, knowing the blueprints and if it was as
10 significant as you mentioned, to me, someone had
11 responsibility to identify this. But we're stuck
12 with it. And the work has to get done with the
13 safety of the residents.

14 I support this, but it just seems like --
15 and I understand that's complicated, don't get me
16 wrong, but given the nature and the extent of what
17 they think might be in there, I don't know if it
18 would have an alternative, but had they noticed it
19 and perhaps saved some money. Okay.

20 Thank you, Mr. Chairman.

21 Mr. Shea: Okay. With that being the case,
22 Item Number 7.1.7, there's a motion by Commissioner
23 Bernes, seconded by Commissioner Elliott to move for
24 approval. The clerk will call the roll.

1 Mr. Wallace: Vice Chairman Var.

2 Mr. Var: Yes.

3 Mr. Wallace: Commissioner Bernes.

4 Ms. Bernes: Yes.

5 Mr. Wallace: Commissioner Elliot.

6 Mr. Elliott: Yes.

7 Mr. Wallace: Commissioner Marr.

8 Chairman Shea.

9 Mr. Shea: Yes.

10 Mr. Wallace: Four years, one absent.

11 Mr. Shea: Item Number 8, old business,
12 Mr. Director.

13 Mr. Wallace: I have no old business.

14 Mr. Shea: Thank you. Item Number 9 is new
15 business, and there's a motion on the calendar to
16 request the Executive Director to explore the
17 feasibility of replicating the administration's
18 successful disposition of federally owned scattered
19 site programs for all state-owned housing scattered
20 sites.

21 And I believe that was filed by Commissioner
22 Elliott. And with that being the case, that motion
23 is before us and I look forward to Commissioner
24 Elliott's proposal.

1 Mr. Elliott: Thank you, Mr. Chair. The
2 motion speaks for itself.

3 Mr. Shea: Even better. The motion's before
4 us, and I will second the motion.

5 Mr. Elliott: Thank you. The motion does
6 speak for itself. I know that the federally funded
7 sites that have been disposed of have been a success
8 and even up to the last -- there's one remaining.

9 I also know Adam spoke about the challenges
10 of this housing authority, and I don't think this is
11 a novel idea by any stretch, I'm sure. Many if not
12 most housing authorities are struggling with
13 maintenance with state-owned sites.

14 I met with Jonathan, the money will be
15 coming in for capital improvement. And it will be
16 negligible from the state perspective. And some of
17 these units are in dire need of improvements. The
18 Housing Authority on a periodic basis does it's best
19 with the funding that we have to improve it, but it
20 seems like we're, you know, we're always chasing our
21 tail in trying to get some of these. I've been to a
22 couple of them. And that's the first part, first and
23 foremost and, you know, I don't know how this is
24 going to be perceived at the state level, but by no

1 means are we trying to -- and I put replicate, it's a
2 federally owned project because we're not trying to
3 eliminate, we're just trying to improve and be more
4 efficient with the management of these units.

5 So I won't belabor the issue. I don't know
6 if there's an opportunity, if this is -- I do know
7 some other housing authorities have thought about
8 this, because of the lack of funding that we receive
9 from the state, it is the state's obligation, in my
10 opinion, to provide money for capital improvements
11 for some of these units that are old and they need
12 some improvements.

13 So that's the essence of the motion,
14 Mr. Chair and, you know, whether it is feasible, I'm
15 hoping it's feasible, whether it's well received by
16 the state, I'm not -- it just seems that there are
17 sites throughout the city which puts a strain on
18 resources, maintenance staff resources,
19 administration resources, trying to keep pace with
20 all the improvements and make it -- you know,
21 residents will be better served.

22 So I'll stop there and, you know, again,
23 it's just try to find a feasibility of replicating
24 the program that was successful and continues to be

1 successful. That's it. Thank you.

2 Mr. Shea: Thank you, Commissioner. Are
3 there any questions? I can just ask the Director.
4 You're spending \$2.6 million to do some work over
5 there. We spent \$2 million after the fire to do some
6 work over there. And I always thought there was only
7 11 units over there. You corrected me today to tell
8 me today there were 21 units over other. Because I
9 thought this was a good motion, and it was a good
10 motion because we keep pouring millions of dollars
11 into our state -- I'm not even too sure where we get
12 the money, but you go over to Lakeview Ave, and I
13 also thought there were 11 units over there, you said
14 there was 21, you know, I'm saying jeez, wouldn't it
15 be cheaper if you had a 600-square foot unit and \$300
16 of cost per square foot, I mean why not just build
17 new ones? But it's not as simple as all that. And I
18 had that conversation with you this afternoon
19 because, as you know, I was away the whole month of
20 March.

21 So I think this motion is a step in the
22 right direction to address this issue. And I know
23 that you have an association and contact with the
24 chairman, the house -- chairman of the committee on

1 housing. You may want to ask him about this thought.
2 This is a good thought. And talk to representatives
3 there. You may want to ask him about the
4 availability to do something like this, because
5 Rodney's right. It was a very successful sale of the
6 federal units.

7 So it's just something that I put in the
8 record, and maybe that you want to have -- you and
9 Adam. This means well, but it's just a question to
10 get it through the red tape.

11 I think last year there were 11,200 bills
12 filed in the legislature and put through 76 of them
13 or something. That's -- anyhow, I do think that you
14 have something to talk about when you talk to them.
15 But anyway, that's all. Anything?

16 Did I indicate I seconded the motion? So
17 with that being the case, conversation is closed.
18 The clerk will call the roll.

19 Mr. Wallace: Vice Chairman Var.

20 Mr. Var: Yes.

21 Mr. Wallace: Commissioner Bernes.

22 Ms. Bernes: Yes.

23 Mr. Wallace: Commissioner Elliott.

24 Mr. Elliott: Yes.

1 Mr. Wallace: Commissioner Marr.
2 Chairman Shea.

3 Mr. Shea: Yes.

4 Mr. Wallace: Four yeas, one absent.

5 Mr. Shea: Thank you. The next item is Item
6 Number 9(b) Executive Director announcements.

7 Mr. Wallace: Nothing to announce,
8 Mr. Chairman.

9 Mr. Shea: The Chair would like to indicate
10 Item Number 10 is the motion to adjourn. And I'm
11 just wondering, before we do, did you indicate to the
12 employees about Friday?

13 Mr. Wallace: We did, yes. An email blast
14 went out this afternoon.

15 Mr. Shea: That being the case, I would like
16 to indicate, for the record, that the next meeting is
17 Wednesday, May 11th at 5:00 p.m. Needless to say,
18 the Board wants to wish everybody a happy Easter.

19 With that being the case, there's a motion
20 by Commissioner Elliott, seconded by Commissioner
21 Bernes, motion to adjourn. The clerk will call the
22 roll.

23 Mr. Wallace: Vice Chairman Var.

24 Mr. Var: Yes.

1 Mr. Wallace: Commissioner Bernes.
2 Ms. Bernes: Yes.
3 Mr. Wallace: Commissioner Elliott.
4 Mr. Elliott: Yes.
5 Mr. Wallace: Commissioner Marr.
6 Chairman Shea.
7 Mr. Shea: Yes.
8 Mr. Wallace: Four yeas, one absent.
9 (Whereupon the Board of Commission's meeting
10 adjourned at 6:12 p.m.)
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