

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

LOWELL HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
MAY 10, 2023

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 Tha Chhan, Interim Executive Director

10 Sherry Giblin, Chief Financial Officer

11 Kevin J. Murphy, General Counsel

12

13 Presentations by:

14 Sherry Giblin, Chief Financial Officer

15 Jonathan Goldfield, Capital Asset Manager

16

17

18

19

20

21

22

23

24

## INDEX

	<u>Page</u>
1	
2	
3	Opening remarks by Mr. Shea 4
4	Agenda Item 1 4
5	Agenda Item 2 5
6	Agenda Item 3 6
7	Agenda Item 4 6
8	Agenda Item 5 7
9	Agenda Item 6 14
10	Agenda Item 7 22
11	Agenda Item 7.1.1 25
12	Agenda Item 7.1.2 29
13	Agenda Item 8 29
14	Agenda Item 9 29
15	Agenda Item 9(a) 29
16	Agenda Item 9(b) 33
17	Agenda Item 10 35

18

19

20

21

22

23

24

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

1  
2 Mr. Shea: Good evening. Welcome to the  
3 May 10th meeting of the Lowell Housing Authority,  
4 Board of Commissioners. And with that being the case  
5 I will ask the clerk to call the roll.

6 Mr. Chhan: Chairman Shea.

7 Mr. Shea: Present.

8 Mr. Chhan: Vice Chairman Mony Var.

9 Mr. Var: Here.

10 Mr. Chhan: Commissioner Bernes.

11 Ms. Bernes: Here.

12 Mr. Chhan: Commissioner Elliott.

13 Mr. Elliott: Here.

14 Mr. Chhan: Commissioner Marr.

15 Four present.

16 Mr. Shea: Thank you. I also want, for the  
17 record, to indicate that the Attorney Kevin Murphy is  
18 present. Kevin Murphy happens to be the general  
19 counsel of the Lowell Housing Authority and he's  
20 present.

21 Other than that, we'll move on to Item  
22 Number 1, which is the approval of the minutes of the  
23 Lowell Housing Authority April meeting which was held  
24 on April 12th. And I just ask any members of the

1 Board of Commissioners if they have any questions  
2 pertaining to the minutes of the meeting on that day.

3 The chair also wants to recognize the  
4 attendance of Commissioner Marr who's now present.  
5 We're on now the approval of the minutes of the  
6 meeting. And there's no question with respect to  
7 those minutes, the clerk will call the -- a motion by  
8 Commissioner Mony Var, seconded by Commissioner  
9 Joanie Bernes, and the clerk will call the roll.

10 Mr. Chhan: Chairman Shea.

11 Mr. Shea: Yes.

12 Mr. Chhan: Vice Chairman Mony Var.

13 Mr. Var: Yes.

14 Mr. Chhan: Commissioner Bernes.

15 Ms. Bernes: Yes.

16 Mr. Chhan: Commissioner Elliott.

17 Mr. Elliott: Yes.

18 Mr. Chhan: Commissioner Marr.

19 Mr. Marr: Yes.

20 Mr. Chhan: That's five yeas. Motion  
21 carries.

22 Mr. Shea: Thank you.

23 The next item is Item Number 2, resident  
24 correspondence. Is there any resident

1 correspondence?

2 Mr. Chhan: We do not have any resident  
3 correspondence.

4 Mr. Shea: We'll skip down -- excuse me? We  
5 have no resident correspondence?

6 Mr. Chhan: We do not have any resident  
7 correspondence.

8 Mr. Shea: Thank you.

9 Next time is Item Number 3, resident  
10 organization.

11 Mr. Chhan: We do not have any resident  
12 organization.

13 Mr. Shea: To be honest with you, I'm not  
14 even too sure what that means, but that's okay. I've  
15 been saying it for the last four years so I'll just  
16 continue to do it.

17 With that being the case, Item Number 4 is  
18 the report of the subcommittee, the subcommittee  
19 report, and I don't know if there's any report or any  
20 subcommittee that you're aware of.

21 Mr. Chhan: We do not have any subcommittee  
22 report.

23 Mr. Shea: Right. We can have a  
24 conversation later on with respect to Item

1 Number 7.1.2 which seeks subcommittee approval of the  
2 financing and bring it to the Board. We'll have a  
3 discussion on 7.1.2 in a matter of moments.

4 Okay, there's nothing to do with respect to  
5 the subcommittee report.

6 The next item on the agenda is the report --  
7 our financial report which is submitted to us by our  
8 chief financial officer, Mrs. Sherry Giblin. With  
9 that being the case, I introduce Mrs. Giblin for her  
10 report, thank you.

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

12 The Authority's operating statements for the  
13 period ending March 31st, 2023 were provided to the  
14 Board for their review. As we enter the mid-point of  
15 our fiscal year operating gains continue to decrease.  
16 Our federal portfolio saw a decrease of 392,000 in  
17 March. This is due mainly to the flood at City View  
18 Towers, as well as elevator outages at South Common  
19 Village. These two issues, coupled with our high  
20 rate of vacancies continue to have a major impact on  
21 the financials.

22 Rent and subsidy estimates across all four  
23 AMPs are within budget tolerance through March.  
24 Proration has increased for March from 95 percent to

1 98.72 percent. Solar net meter credit revenue is  
2 exceeding budget estimates. Credit rates were  
3 budgeted at 19 cents per kilowatt hour, current rates  
4 remain at 42 cents per kilowatt hour.

5 Expenses in AMPs 1 and 2 remain within  
6 budget tolerance through March. AMP 3 is seeing  
7 budget overruns in admin expenses due to relocation  
8 costs incurred to relocate tenants due to the  
9 elevator outages. In addition, AMP 3 is seeing  
10 budget overruns in maintenance expenses as well.  
11 Maintenance labor is over budget due to overtime for  
12 vacancies and resident aid needed to assist during  
13 elevator outages.

14 Materials were also significantly over  
15 budget, specifically cabinets and flooring due to the  
16 high number of vacancies at AMP 3. As a result of  
17 the flood that occurred, we continue to see budget  
18 overruns in AMP 4. AMP 4 admin expenses are over  
19 budget due to tenant stipends and hotel costs.

20 Maintenance labor is also over budget due to  
21 overtime required during the flood emergency.

22 Utilities remain under budget in all AMPs through  
23 March. Insurance and benefits are over budget in  
24 AMPs 1, 2 and 4 due to force account labor benefits.



1 Our other general expense category is also under  
2 budget across all AMPs due to collection loss  
3 deferral until year end.

4 Our 667-2B Concord River Mill Program is  
5 exceeding budget estimates to date, as is our Central  
6 Office program and our Section 8 program.

7 Our state consolidated program is performing  
8 below budget expectations. The program is realizing  
9 an operating loss of 105,000 through March. High  
10 vacancy rates and pest infestations requiring tenant  
11 relocation are contributing to the operating loss.  
12 In addition, there was a force account laborer on to  
13 cover for a vacant custodial position. This position  
14 has been temporarily removed.

15 At this time I open it up to any questions  
16 from the Board.

17 Mr. Shea: Commissioner Marr has a question.

18 Mr. Marr: How many employees do we have on  
19 forced account labor right now?

20 Ms. Giblin: Right now we currently have  
21 three.

22 Mr. Marr: Three.

23 Mr. Shea: Any other question?

24 Could I just have a brief discussion with

1 you in respect to our employees that are on federal  
2 grant money.

3 Ms. Giblin: Mm-hmm.

4 Mr. Shea: You may remember, or maybe you  
5 don't, but a few months ago the discussion came up  
6 that the -- I think it was September. As you know,  
7 some of our most valuable employees, in my judgment,  
8 are federal grant money and some of those accounts, I  
9 think you told me a month or so ago, are starting to  
10 run low. And so could I just -- at the next meeting  
11 could you just kind of work a little bit -- I know  
12 that you and the director, your leadership there is  
13 really overburden with, you know, with a variety of  
14 items, but could you just kind of give us an idea  
15 because if we can't get additional funding from HUD  
16 to continue these programs I think we have to -- we  
17 have to certainly, I think, think about making sure  
18 that we don't lose some of these valuable employees  
19 who we're going to have to take from one account to  
20 another.

21 So I just wanted to -- it's a discussion  
22 that we had on the telephone, I just wanted the  
23 record to indicate that we are aware of, particularly  
24 in one particular account, that they're spending

1 money a little bit quicker than they anticipated, as  
2 the director told us, and she's -- she is really --  
3 she's pretty bright. So I mean, she tells you  
4 something, take it to the bank.

5 But the bottom line is it's just something I  
6 think we ought to be thinking about. Because we  
7 don't want to lose some of these valuable women who  
8 work for us and get paid through a federal grant.

9 So I just thought maybe this would be an  
10 appropriate time to put that into the record. And  
11 I'm sorry I didn't bring that to your attention, to  
12 the director's attention, but I plan not to overwhelm  
13 your day every day with your effort. And it's been  
14 90 days, and I'm sure it went by quickly for you.

15 So that's basically it. I don't know if you  
16 even want to comment on it, but I do know that you're  
17 aware of some of these employees. Certainly don't  
18 want to lose them. So with that being the case,  
19 that's my only comment on your report. No other  
20 question pertaining to -- Commissioner Marr.

21 Mr. Marr: Which trades are the forced  
22 account labor employees billing?

23 Ms. Giblin: So we currently have two  
24 laborers on right now because we are out -- we're

1 hiring custodians. So these two laborers are in  
2 temporarily while we're trying to fill those  
3 custodial positions. And then we currently have a  
4 mason on as well.

5 Mr. Marr: We had one forced account laborer  
6 laid off last month, right?

7 Ms. Giblin: Correct.

8 Mr. Marr: Is she back?

9 Ms. Giblin: No.

10 Mr. Marr: She's not.

11 Ms. Giblin: No.

12 Mr. Marr: Okay. Thank you.

13 Ms. Giblin: You're welcome.

14 Mr. Shea: Okay. Commissioner Elliott.

15 Mr. Elliott: Thank you, Mr. Chair.

16 What's the expectation to fill these  
17 positions to provide a little relief to the forced  
18 account labor?

19 Ms. Giblin: So to the interview -- from  
20 what I understand, the interviews are going to start  
21 next week. They have ten candidates for three  
22 positions. Three custodial positions. They will  
23 start the interviews next week. I anticipate within  
24 two weeks, they have to give a two-week notice, I

1 anticipate within the next three to four weeks they  
2 will be on.

3 Mr. Elliott: And that's your comfort, sort  
4 of evidence at this time, that you're looking for  
5 that 500,000.

6 Ms. Giblin: Yes.

7 Mr. Elliott: Thank you.

8 Mr. Shea: Okay. With that being the case,  
9 with respect to your report, thank you for the  
10 report. There's a motion made by Commissioner Matt  
11 Marr, seconded by Commissioner Rodney Elliott to  
12 accept the finance and audit report, and the clerk  
13 will call the roll.

14 Mr. Chhan: Chairman Shea.

15 Mr. Shea: Yes.

16 Mr. Chhan: Vice Chairman Mony Var.

17 Mr. Var: Yes.

18 Mr. Chhan: Commissioner Bernes.

19 Ms. Bernes: Yes.

20 Mr. Chhan: Commissioner Elliott.

21 Mr. Elliott: Yes.

22 Mr. Chhan: Commissioner Marr.

23 Mr. Marr: Yes.

24 Mr. Chhan: Five yeas.

1           Mr. Shea: Next item is Item Number 6,  
2 report of the chair. I had just a couple items I  
3 wanted to say for the record, but I also see one of  
4 our property managers is here. First, I want to  
5 congratulate him for being appointed to the license  
6 commission. And I noticed that yesterday. And I  
7 think it's great to be involved in the community like  
8 that. I have a feeling that if you were on the  
9 board, that means that maybe somebody else that we  
10 know closely probably left the board. The license  
11 board.

12           But the -- so congratulations on that. I  
13 also want the -- as you all know, today is the 10th  
14 of May and this is the day that Andrew left us. And  
15 I did send an email to the commissioners telling them  
16 that I had an opportunity to have a good conversation  
17 with him with respect to his future and everything.  
18 And he was such an asset to the Authority. Like I  
19 know for a fact dealing with the director the last  
20 couple of years, how much you thought of his ability.  
21 And he's basically going back home. I didn't realize  
22 that he was a Quincy guy. And so he's going back  
23 home to a big position. And so we want the record to  
24 indicate that Andrew will be missed. I indicated

1 that in just a brief memo that I sent out to the  
2 staff but, you know, it's just the -- it's just the  
3 way the ball bounces. But he will be missed and I do  
4 know that the executive committee will be looking  
5 forward to the manager -- to the director, the  
6 reorganization chart, I think there are some things  
7 that we should be thinking about in the future. And  
8 that's something that we should be thinking about  
9 with respect to the table of organization.

10 I think it's important that membership --  
11 our employees, I think it's really important that  
12 they all know who their boss is. I'm not too sure  
13 that was always the case in the past.

14 But on the other hand, we just want to  
15 improve. So I do think that -- I was talking with  
16 the other members of the executive commission,  
17 Commissioner Mony Var, and we all agreed that we look  
18 forward to having a conversation with you,  
19 Mr. Director, sometime in the near future as to the  
20 redirection of some efforts, and probably the  
21 reorganization of the team that you have around you,  
22 or the team that you're going to put around you.

23 And so I do think once again, just put this  
24 on the record, so that we have an idea of where we

1 stand today and where we want to go in the future.  
2 But Andrew Roache will be missed. And I do know with  
3 talking with Sherry and talking to the Director how  
4 close he was to you guys and how much of an asset  
5 that he was. So I want the record to indicate that.

6 Other than that, I had some other things  
7 I'll talk about later. It's a nice day out, we don't  
8 want to spend too much more time here.

9 With that being the case, the report of the  
10 chair, there's a motion made by Commissioner Mony  
11 Var, seconded by Commissioner Joanie Bernes to accept  
12 the report of the chair. The clerk will call the  
13 roll.

14 Mr. Chhan: Chairman Shea.

15 Mr. Shea: Yes.

16 Mr. Chhan: Vice Chairman Mony Var.

17 Mr. Var: Yes.

18 Mr. Chhan: Commissioner Bernes.

19 Ms. Bernes: Yes.

20 Mr. Chhan: Commissioner Elliott.

21 Mr. Elliott: Yes.

22 Mr. Chhan: Commissioner Marr.

23 Mr. Marr: Yes.

24 Mr. Chhan: Five yeas.



1           Mr. Shea: The next time is Item Number 7,  
2 the report of the Executive Director.

3           Mr. Chhan: Thank you, Mr. Chairman. I have  
4 three separate reports tonight.

5           The first report is Hadley House. The first  
6 report is about Hadley House project. As you are  
7 aware, we are in the process of acquiring the land  
8 that the building is sitting on. To complete the  
9 land acquisition we have to follow the exact  
10 guideline set forth by the Massachusetts  
11 Environmental Act. It requires to seek public  
12 comment, and that was in 45 days. After that 45 days  
13 we have to submit to MEPA and take another 45 days  
14 for them to review. Technically it's going to take a  
15 total of 90 days from the time that we start. So  
16 that will take us until July 9th to complete. We  
17 anticipate that MEPA expedite the process. We hope  
18 expedite the process, complete this review before  
19 July 9th. If that's the case, as soon as we get the  
20 A-okay from MEPA, what we're going do is we're going  
21 to start the process of having the appraisal done and  
22 move forward with the land title. So that's really  
23 what's happening with Hadley House.

24           Second report is about the Merrimack Street

1 corridor, the project that we were talking about all  
2 the time. The Lowell Housing Authority team met with  
3 our consultant to discuss the process of developing  
4 affordable housing here. We anticipate to put in  
5 between 40 to 50 on that. We are currently working  
6 on putting the scope of work together for a qualified  
7 engineering team to come in to do survey. After the  
8 survey we going to seek architectural firm to come in  
9 to give us the scope so that we can come up with an  
10 actual development plan. And we going to continue to  
11 work closely with the consultant and will inform the  
12 board of directors of the progress.

13 The third report I have is about 28 units at  
14 Rivers Edge. At the Julian Steel project, which is  
15 complete. Putting together the amendment to the  
16 original development plan with the new pro forma that  
17 Sherry just complete. That plan and the affordable  
18 covenant has been sent to our general counsel for  
19 final review. And then after that we will sit down  
20 and meet to discuss if there's any changes in the  
21 amendment that have to be made.

22 Now part of the agreement under the original  
23 plan is that Lowell Housing Authority need to provide  
24 support, technical support and technical assistance.

1 Part of those technical assistance is including  
2 seeking public funding from HUD. We already  
3 scheduled a meeting with a Commonwealth builder team  
4 to discuss the application process. And we're  
5 seeking roughly 6 million -- 6 to \$7 million for this  
6 project. And the meeting will take place on Tuesday  
7 the 16th at 2 o'clock.

8 Again, I will inform the board of directors  
9 of the progress at the next meeting.

10 Thank you. That's all I have to report  
11 tonight.

12 Mr. Shea: Thank you. Any questions by any  
13 member of the Board of Commissioners for our  
14 director? If not there's a motion by Commissioner  
15 Matt Marr -- I'm sorry, Commissioner Elliott.

16 Mr. Elliott: Thank you, Mr. Chair.

17 Thank you, Mr. Director, for the updates on  
18 these projects. This is good news. Particularly --  
19 I know that myself and Attorney Murphy, working with  
20 DCR to move this slow bureaucratic process along.  
21 And I give credit to Attorney Murphy when it comes to  
22 the Hadley House. Legislation did pass, but as well  
23 as Kate -- Lauren put together the MEPA. It's a  
24 process we have to go through, even though it's

1 really not going to affect the environmental  
2 conditions there, but I think the next step is the  
3 appraisal; is that correct, Attorney Murphy?

4 Mr. Murphy: Yes. Once we get the final  
5 MEPA approval from DCR is that we will then have to  
6 contract with the Department of Housing and Community  
7 Development, that they will hire an appraiser. We  
8 have to pay for the appraiser, but that appraiser  
9 will set the fair market value of that property. And  
10 then that is what we will pay for DCR to transfer the  
11 property to us.

12 Mr. Elliott: It's good news, that we're  
13 moving forward and the property, which has been  
14 sitting vacant for years and years. And is it four  
15 units of veteran housing?

16 Mr. Murphy: Yes, homeless veterans.

17 Mr. Elliott: Thank you.

18 Mr. Murphy: It's interesting, the  
19 legislation specifically provides that it has to be  
20 for that reason.

21 Mr. Elliott: This is a long time coming,  
22 so.

23 And secondly, Merrimack Street. Glad to  
24 hear that you're moving forward on those units, 40 to

1 50 units. And Rivers Edge.

2 So we talked about state, local, combination  
3 of funding to close that gap, correct? And I know  
4 you're going to report more after we meet with Mass  
5 Housing.

6 Mr. Chhan: Yes, we going to go through the  
7 application and I anticipate seeking \$7 million in  
8 the likelihood we have full funding. The likelihood  
9 we can get it. But doesn't mean that we might be  
10 shortfall, a little bit more, and going to seek  
11 funding from other sources.

12 Mr. Elliott: Okay. Thank you.

13 Mr. Chhan: And we look at that now.

14 Mr. Elliott: Okay. We look forward to that  
15 update.

16 Thank you, Mr. Chair.

17 Mr. Shea: Okay. With that being the case,  
18 the report of the Executive Director, there is a  
19 motion by Commissioner Mony Var, seconded by  
20 Commissioner Rodney Elliott to accept the report of  
21 the Executive Director, and the clerk will call the  
22 roll.

23 Mr. Chhan: Chairman Shea.

24 Mr. Shea: Yes.

1 Mr. Chhan: Vice Chairman Mony Var.

2 Mr. Var: Yes.

3 Mr. Chhan: Commissioner Bernes.

4 Ms. Bernes: Yes.

5 Mr. Chhan: Commissioner Elliott.

6 Mr. Elliott: Yes.

7 Mr. Chhan: Commissioner Marr.

8 Mr. Marr: Yes.

9 Mr. Chhan: Five yeas. Motion pass.

10 Mr. Shea: Thank you. The next item on the  
11 agenda is 7.1.1, the motion to approve the lease  
12 award recommendation to Cingular Wireless PCS, LLC of  
13 Lenox Park Boulevard, Northeast, Third Floor,  
14 Atlanta, Georgia for an initial five-year term with  
15 an option to renew for an additional five-year term  
16 contingent upon HUD approval.

17 This is submitted to us by the Director and  
18 it is all Greek to me, so if you can just explain  
19 what this is about.

20 Mr. Chhan: I will pass it on to Sherry.

21 Mr. Shea: Thank you.

22 Mr. Chhan: For this report.

23 Ms. Giblin: So we went out to bid for  
24 rooftop antenna leases. We currently have three

1 leases with T-Mobile -- it's T-Mobile now, right?

2 Mr. Murphy: Yes.

3 Ms. Giblin: We currently have the three  
4 leases with T-Mobile, but we had a vendor reach out  
5 to us and tell us that just because we had those  
6 antennas on our roofs, it didn't preclude us from  
7 having other companies come in to bid and provide  
8 more revenue to the Authority. So this is actually a  
9 revenue producing contract. There's no money going  
10 out. It's money coming in.

11 Mr. Shea: Right.

12 Ms. Giblin: So we received one bid, we put  
13 out three different properties, and they did site  
14 visits. We received one bid and the only property  
15 that they were interested in was 50 Summer Street.  
16 So they came in at 42,000 a year. And with a four  
17 percent escalator every year for five years.

18 Currently the lease that we hold with  
19 T-Mobile we get anywhere from 30 to 33,000 per year  
20 for each one of those leases. And those currently  
21 have either two or three percent escalators every  
22 year.

23 So this is better than the leases we  
24 currently have with T-Mobile. And again, it is a

1 revenue producing contract.

2           The HUD approval comes in because HUD needs  
3 to approve any contract that's over five years. So  
4 this proposed contract is a five-year contract with  
5 an option to renew for an additional five years. So  
6 there's every indication that HUD will give us this  
7 approval. It's in with HUD's general counsel now to  
8 be approved. We don't anticipate any issues with  
9 that.

10           Mr. Shea: Okay. Thank you for that  
11 explanation. And I noticed the director shaking his  
12 head yes, so it must be with his approval also. So  
13 with that being the case, any question by any member  
14 of the Board of Commissioners? If not, Commissioner  
15 Matt Marr, seconded by Commissioner Joanie Bernes,  
16 acceptance of Item 7.1.1. The clerk will call the  
17 roll.

18           Mr. Chhan: Chairman Shea.

19           Mr. Shea: Yes.

20           Mr. Chhan: Vice Chairman Mony Var.

21           Mr. Var: Yes.

22           Mr. Chhan: Commissioner Bernes.

23           Ms. Bernes: Yes.

24           Mr. Chhan: Commissioner Elliott.



1 Mr. Elliott: Yes.

2 Mr. Chhan: Commissioner Marr.

3 Mr. Marr: Yes.

4 Mr. Chhan: Five yeas. Motion carry.

5 Mr. Shea: Thank you. The next item is  
6 Item 7.1.2. It's a motion to approve a change order  
7 proposal number 2, 3, 3.1, number 4, 5 for electrical  
8 redistribution, phase 2, South Common Village high  
9 rises in the amount of \$451,968 to American  
10 Electrical Construction, Inc. of Plymouth,  
11 Massachusetts. So with that being the case, we have  
12 a lot of work in front of us, and we look forward to  
13 the Director and also Jonathan to explain on the  
14 record what this proposal is about. Thank you,  
15 Attorney Goldfield.

16 Mr. Goldfield: Jonathan Goldfield. So to  
17 break it down into the basic terms, it's basically  
18 three components of these change orders that we had  
19 to consider. We've been dealing with this since  
20 August essentially, if you'll recall, pretty much  
21 precipitated by a waste water pipe backup at 145  
22 Gorham Street that damaged some of the equipment.  
23 And then there were some other delays that went on as  
24 a result of that. And some conditions that we ran

1 into.

2           So it comes down to basically three  
3 situations. One, we really have no choice  
4 essentially in moving this ahead in this way. We  
5 have applied to HUD, we have that in your package,  
6 where they've approved this approach as well. We ran  
7 into pre-existing and existing conditions such as  
8 wiring back in the '80s that certainly has to be  
9 corrected, and violates safety codes to make those  
10 units safe. And that's probably the single largest  
11 component of this.

12           And then the other piece is the waste water  
13 flood which damaged the -- what's called the main  
14 distribution panel, two of them actually, that were  
15 installed in the basement of 145 Gorham Street. And  
16 other pieces of equipment that we're going to be --  
17 that were basically built specifically for that  
18 project that have to be installed at the apartments.  
19 So that waste water did that piece of damage as well.

20           We thought of bidding it out, certainly this  
21 size, a 400, \$500,000 change order, we considered  
22 bidding it and we came to the conclusion, as did our  
23 engineer and HUD, that you run into warranty issues  
24 when you go out to a second contractor doing the work

1 that was essentially 90 percent completed by the  
2 existing contractor, American Electrical Construction  
3 in Plymouth.

4 And we also figured giving today's bidding  
5 market, that we're seeing fewer bids, higher bids  
6 pretty consistently, it's very volatile, especially  
7 electrical supply. There's no question in our mind  
8 that bidding would come in at a higher price than  
9 what we're getting with the change order.

10 And the change order is very consistent with  
11 what our electrical engineer came up with using his  
12 estimator software as well. So in fact this has even  
13 given us more leeway. They're saying \$557,400. If  
14 we run into more units that have to be retrofitted,  
15 the rewiring situation has to finish the contract  
16 out.

17 So I ask for your approval on this and move  
18 forward with this contract to finally close it out.

19 Mr. Shea: Thank you very much, Jonathan,  
20 for that report. Are there any questions by any  
21 member of the Board of Commissioners on this item?  
22 If not, I just want the record to indicate that I had  
23 the pleasure of attending the meeting with Jonathan  
24 and the Director, Sherry Giblin pertaining to this

1 item, and it was very in formative and precise. And  
2 luckily, prior to that you had also talked to  
3 Commissioner Elliott and Commissioner Matt Marr who's  
4 the capital -- asset capitalization subcommittee.  
5 And in my conversation with Commissioner Marr, he  
6 thoroughly supports this.

7 So that's basically it. I think it's  
8 something that we have to do. It's too bad, but we  
9 have to keep in mind that place opened in 1955, maybe  
10 it was '56, but it's been there a long time.

11 So thank you for your work and effort and  
12 hopefully this is part of fixing up the problem. I  
13 hope it's more than just a Band-Aid. History will  
14 prove what happens there.

15 So with that being the case, Commissioner  
16 Matt Marr, seconded by Commissioner Rodney Elliott  
17 moves to accept item 7.1.2, and the clerk will call  
18 the roll.

19 Mr. Chhan: Chairman Shea.

20 Mr. Shea: Yes.

21 Mr. Chhan: Vice Chairman Mony Var.

22 Mr. Var: Yes.

23 Mr. Chhan: Commissioner Bernes.

24 Ms. Bernes: Yes.

1 Mr. Chhan: Commissioner Elliott.

2 Mr. Elliott: Yes.

3 Mr. Chhan: Commissioner Marr.

4 Mr. Marr: Yes.

5 Mr. Chhan: Five yeas. Motion carry.

6 Mr. Shea: Thank you very much. The next  
7 item, Item Number 8, old business. Do we --

8 Mr. Chhan: We don't have any old business.

9 Mr. Shea: Item Number 9, motion of the  
10 Board members. We have nothing do with that.

11 Executive Director announcements.

12 Mr. Chhan: Yes, I do have announcement,  
13 Mr. Chairman.

14 Mr. Shea: With that being the case I just  
15 want to bring to the committee's attention Attorney  
16 Murphy -- I would like Attorney Murphy to give us an  
17 opinion next month on whether the Board can take a  
18 month off during the summer. And as I read the  
19 bylaws the answer's no. I have been informed once  
20 again I'm wrong. The opportunity to have -- not have  
21 a meeting in the hot month of July or August, that it  
22 is acceptable. But I never read it that way.

23 So I'd like to get a legal opinion in to us  
24 next month as to whether we can skip, for instance,

1 the month of July or something like that. That would  
2 be up to the Board to decide. I do think that -- I  
3 don't think counsel --

4 Mr. Elliott: Mr. Chair, I know the bylaws  
5 say we have to meet on a monthly basis. I think we  
6 can make a motion to cancel the July meeting.  
7 Unless, you know, if there's a need, Mr. Chairman,  
8 with calling a special meeting.

9 Mr. Murphy: You can cancel a meeting if you  
10 so desire because the bylaws also provide that the  
11 chairman or members of the Board can call for a  
12 special meeting if it's so required. You don't have  
13 to -- boards cancel meetings all of the time,  
14 especially during the summer months. They have the  
15 right to call a special meeting if they have to.

16 Mr. Elliott: I'll make that motion, cancel  
17 the July meeting. People have vacations and time  
18 off, so.

19 Mr. Marr: Second it.

20 Mr. Shea: What's the motion?

21 Mr. Elliott: Motion is to cancel the July  
22 meeting.

23 Mr. Shea: July meeting? Right. That's  
24 fine. That basically was like -- I was looking to

1 Kevin to give us an opinion at the June meeting if we  
2 can take off the month in July or August. It's the  
3 will of the Board. I just think that -- you know,  
4 like sometimes we don't have very much on the agenda,  
5 but it's okay to be here. Just something to think  
6 about. And it was just something that came to my  
7 attention, and I had a brief conversation with  
8 Attorney Murphy prior to making that announcement.  
9 But once again, it's the will of the Board.

10 So with that being the case, it's going to  
11 be left -- you're going to give us a formal opinion  
12 for the June meeting. You will decide -- can you  
13 talk to --

14 Mr. Elliott: I made a motion and it's been  
15 seconded.

16 Just to follow up, I just think it's good  
17 advance notice that the Executive Director will not  
18 be here in July. So for the June meeting we can  
19 anticipate any motions or any item that you have to  
20 bring forward.

21 Mr. Shea: So your motion is for the month  
22 of July? So coming in June, we meet again in August?  
23 If that's -- you have any problem with that?

24 Mr. Chhan: No, not the all.

1 Mr. Shea: Mony?

2 Mr. Var: No.

3 Mr. Shea: We will come here in June and we  
4 won't come back until the second Wednesday in August.  
5 That's the plan right now. So that's fine with me.  
6 I just thought I'd throw it out there.

7 Also I'd like to just say before we adjourn,  
8 I noticed a lot of women here tonight. I noticed  
9 Laura --

10 Mr. Elliott: Mr. Chair, do you --

11 Mr. Shea: Happy Mother's Day.

12 What's that?

13 Mr. Elliott: Mr. Chair, make a roll call.

14 Mr. Shea: We need a roll call on that?  
15 Okay. Thank you, Rodney.

16 Commissioner Rodney Elliott moves that we  
17 take the month of the June [sic] meeting off,  
18 seconded by Commissioner Matt Marr, and the clerk  
19 will call the roll.

20 Mr. Chhan: Chairman Shea.

21 Mr. Shea: Yes.

22 Mr. Chhan: Vice Chairman Mony Var.

23 Mr. Var: Yes.

24 Mr. Chhan: Commissioner Bernes.



1 Ms. Bernes: Yes.

2 Mr. Chhan: Commissioner Elliott.

3 Mr. Elliott: Yes.

4 Mr. Chhan: Commissioner Marr.

5 Mr. Marr: Yes.

6 Mr. Chhan: Five yeas.

7 Mr. Shea: Okay. As I was saying, this  
8 Sunday's Mother's Day and I just want to wish our  
9 mothers here, by their family here at the Lowell  
10 Housing Authority happy Mother's Day. And the next  
11 meeting will be held on Wednesday, June 14th at 5:00.  
12 Do you have something to say?

13 Mr. Chhan: Yes, I have an announcement to  
14 make.

15 Mr. Shea: Go ahead. Say it.

16 Mr. Chhan: I got an announcement. It comes  
17 that time again Lowell Housing Authority annual plan  
18 for federal -- state and federal program. And part  
19 of the process is that Lowell Housing to submit the  
20 plan to the state and also the federal housing, to  
21 HUD. Lowell Housing Authority must hold a public  
22 hearing that requires the board of director to be  
23 present. So I am requesting that you be in  
24 attendance -- I'm sorry. So I am requesting board

1 director be present on Wednesday, July 14th at  
2 4 o'clock -- June, June 14th at 4 o'clock. At the  
3 Mercier Center at 4 o'clock, at that meeting to  
4 review before we submit.

5 Ms. Giblin: I just want to take a minute to  
6 make an announcement to the Board, as has been done  
7 in years prior, the Lowell Housing Authority has a  
8 nonprofit property affiliate, the youth activities  
9 program. Every year we raise money and we give  
10 scholarships to the children in our public housing  
11 and Section 8 programs. Fliers will be going out.  
12 Our annual -- I don't know, gala, if you want to call  
13 it, will be held on June 29th at the East End Club.  
14 I hope you all can attend. We can certainly send out  
15 emails and give you the detail in the email, but I  
16 just wanted to mention it so you're all aware of it.

17 Mr. Shea: June 29th?

18 Ms. Giblin: June 29th, 5:00 to 7:00 p.m.

19 Mr. Shea: Whereabouts is that going to be?

20 Ms. Giblin: At the East End Club.

21 Mr. Marr: That's Third Street.

22 Mr. Shea: Okay. All right. With that  
23 being the case, we thank you for that information.  
24 And I hope everybody has a great Mother's Day.

1           There's a motion to adjourn by Commissioner  
2           Mony Var, seconded by Commissioner Joanie Bernes,  
3           motion to adjourn, and the clerk will call the roll.

4           Mr. Chhan: Chairman Shea.

5           Mr. Shea: Yes.

6           Mr. Chhan: Vice Chairman Mony Var.

7           Mr. Var: Yes.

8           Mr. Chhan: Commissioner Bernes.

9           Ms. Bernes: Yes.

10          Mr. Chhan: Commissioner Elliott.

11          Mr. Elliott: Yes.

12          Mr. Chhan: Commissioner Marr.

13          Mr. Marr: Yes.

14          Mr. Chhan: Five yeas.

15                 (Whereupon the deposition concluded at  
16                 5:51 p.m.)

17

18

19

20

21

22

23

24

<b>\$</b>	<b>400</b> [1] - 26:21 <b>42</b> [1] - 8:4 <b>42,000</b> [1] - 23:16 <b>45</b> [3] - 17:12, 17:13	<b>acquisition</b> [1] - 17:9 <b>Act</b> [1] - 17:11 <b>activities</b> [1] - 34:8 <b>actual</b> [1] - 18:10 <b>addition</b> [2] - 8:9, 9:12 <b>additional</b> [3] - 10:15, 22:15, 24:5 <b>adjourn</b> [3] - 32:7, 35:1, 35:3 <b>admin</b> [2] - 8:7, 8:18 <b>advance</b> [1] - 31:17 <b>affect</b> [1] - 20:1 <b>affiliate</b> [1] - 34:8 <b>affordable</b> [2] - 18:4, 18:17 <b>agenda</b> [3] - 7:6, 22:11, 31:4 <b>Agenda</b> [14] - 3:4, 3:5, 3:6, 3:7, 3:8, 3:9, 3:10, 3:11, 3:12, 3:13, 3:14, 3:15, 3:16, 3:17 <b>ago</b> [2] - 10:5, 10:9 <b>agreed</b> [1] - 15:17 <b>agreement</b> [1] - 18:22 <b>ahead</b> [2] - 26:4, 33:15 <b>Aid</b> [1] - 28:13 <b>aid</b> [1] - 8:12 <b>amendment</b> [2] - 18:15, 18:21 <b>American</b> [2] - 25:9, 27:2 <b>amount</b> [1] - 25:9 <b>AMP</b> [5] - 8:6, 8:9, 8:16, 8:18 <b>AMPs</b> [5] - 7:23, 8:5, 8:22, 8:24, 9:2 <b>Andrew</b> [3] - 14:14, 14:24, 16:2 <b>announcement</b> [5] - 29:12, 31:8, 33:13, 33:16, 34:6 <b>announcements</b> [1] - 29:11 <b>annual</b> [2] - 33:17, 34:12 <b>answer's</b> [1] - 29:19 <b>antenna</b> [1] - 22:24 <b>antennas</b> [1] - 23:6 <b>anticipate</b> [7] - 12:23, 13:1, 17:17, 18:4, 21:7, 24:8, 31:19 <b>anticipated</b> [1] - 11:1 <b>apartments</b> [1] - 26:18 <b>application</b> [2] - 19:4, 21:7 <b>applied</b> [1] - 26:5 <b>appointed</b> [1] - 14:5 <b>appraisal</b> [2] - 17:21, 20:3	<b>appraiser</b> [3] - 20:7, 20:8 <b>approach</b> [1] - 26:6 <b>appropriate</b> [1] - 11:10 <b>approval</b> [9] - 4:22, 5:5, 7:1, 20:5, 22:16, 24:2, 24:7, 24:12, 27:17 <b>approve</b> [3] - 22:11, 24:3, 25:6 <b>approved</b> [2] - 24:8, 26:6 <b>April</b> [2] - 4:23, 4:24 <b>architectural</b> [1] - 18:8 <b>asset</b> [3] - 14:18, 16:4, 28:4 <b>Asset</b> [1] - 2:15 <b>assist</b> [1] - 8:12 <b>assistance</b> [2] - 18:24, 19:1 <b>Atlanta</b> [1] - 22:14 <b>attend</b> [1] - 34:14 <b>attendance</b> [2] - 5:4, 33:24 <b>attending</b> [1] - 27:23 <b>attention</b> [4] - 11:11, 11:12, 29:15, 31:7 <b>Attorney</b> [8] - 4:17, 19:19, 19:21, 20:3, 25:15, 29:15, 29:16, 31:8 <b>audit</b> [1] - 13:12 <b>August</b> [5] - 25:20, 29:21, 31:2, 31:22, 32:4 <b>Authority</b> [11] - 4:3, 4:19, 4:23, 14:18, 18:2, 18:23, 23:8, 33:10, 33:17, 33:21, 34:7 <b>AUTHORITY</b> [1] - 1:7 <b>Authority's</b> [1] - 7:12 <b>award</b> [1] - 22:12 <b>aware</b> [5] - 6:20, 10:23, 11:17, 17:7, 34:16	<b>benefits</b> [2] - 8:23, 8:24 <b>Bernes</b> [14] - 2:3, 4:10, 5:9, 5:14, 13:18, 16:11, 16:18, 22:3, 24:15, 24:22, 28:23, 32:24, 35:2, 35:8 <b>bernes</b> [9] - 4:11, 5:15, 13:19, 16:19, 22:4, 24:23, 28:24, 33:1, 35:9 <b>better</b> [1] - 23:23 <b>between</b> [1] - 18:5 <b>bid</b> [4] - 22:23, 23:7, 23:12, 23:14 <b>bidding</b> [4] - 26:20, 26:22, 27:4, 27:8 <b>bids</b> [2] - 27:5 <b>big</b> [1] - 14:23 <b>billing</b> [1] - 11:22 <b>bit</b> [3] - 10:11, 11:1, 21:10 <b>BOARD</b> [1] - 1:8 <b>board</b> [7] - 14:9, 14:10, 14:11, 18:12, 19:8, 33:22, 33:24 <b>Board</b> [16] - 2:1, 4:4, 5:1, 7:2, 7:14, 9:16, 19:13, 24:14, 27:21, 29:10, 29:17, 30:2, 30:11, 31:3, 31:9, 34:6 <b>boards</b> [1] - 30:13 <b>boss</b> [1] - 15:12 <b>bottom</b> [1] - 11:5 <b>Boulevard</b> [1] - 22:13 <b>bounces</b> [1] - 15:3 <b>break</b> [1] - 25:17 <b>brief</b> [3] - 9:24, 15:1, 31:7 <b>bright</b> [1] - 11:3 <b>bring</b> [4] - 7:2, 11:11, 29:15, 31:20 <b>budget</b> [15] - 7:23, 8:2, 8:6, 8:7, 8:10, 8:11, 8:15, 8:17, 8:19, 8:20, 8:22, 8:23, 9:2, 9:5, 9:8 <b>budgeted</b> [1] - 8:3 <b>builder</b> [1] - 19:3 <b>building</b> [1] - 17:8 <b>built</b> [1] - 26:17 <b>bureaucratic</b> [1] - 19:20 <b>business</b> [2] - 29:7, 29:8 <b>bylaws</b> [3] - 29:19, 30:4, 30:10
<b>'</b>	<b>5</b>			
<b>'56</b> [1] - 28:10 <b>'80s</b> [1] - 26:8	<b>5</b> [3] - 3:5, 3:8, 25:7 <b>50</b> [3] - 18:5, 21:1, 23:15 <b>500,000</b> [1] - 13:5 <b>5:00</b> [2] - 33:11, 34:18 <b>5:51</b> [1] - 35:16			
<b>1</b>	<b>6</b>			
<b>1</b> [4] - 3:4, 4:22, 8:5, 8:24 <b>10</b> [2] - 1:9, 3:17 <b>105,000</b> [1] - 9:9 <b>10th</b> [2] - 4:3, 14:13 <b>12th</b> [1] - 4:24 <b>14</b> [1] - 3:9 <b>145</b> [2] - 25:21, 26:15 <b>14th</b> [3] - 33:11, 34:1, 34:2 <b>16th</b> [1] - 19:7 <b>19</b> [1] - 8:3 <b>1955</b> [1] - 28:9	<b>6</b> [6] - 3:6, 3:7, 3:9, 14:1, 19:5 <b>667-2B</b> [1] - 9:4			
<b>2</b>	<b>7</b>			
<b>2</b> [7] - 3:5, 5:23, 8:5, 8:24, 19:7, 25:7, 25:8 <b>2023</b> [2] - 1:9, 7:13 <b>21</b> [1] - 1:17 <b>22</b> [1] - 3:10 <b>25</b> [1] - 3:11 <b>28</b> [1] - 18:13 <b>29</b> [4] - 3:12, 3:13, 3:14, 3:15 <b>29th</b> [3] - 34:13, 34:17, 34:18	<b>7</b> [5] - 3:8, 3:10, 17:1, 19:5, 21:7 <b>7.1.1</b> [3] - 3:11, 22:11, 24:16 <b>7.1.2</b> [5] - 3:12, 7:1, 7:3, 25:6, 28:17 <b>7:00</b> [1] - 34:18			
<b>3</b>	<b>8</b>			
<b>3</b> [6] - 3:6, 6:9, 8:6, 8:9, 8:16, 25:7 <b>3.1</b> [1] - 25:7 <b>30</b> [1] - 23:19 <b>31st</b> [1] - 7:13 <b>33</b> [1] - 3:16 <b>33,000</b> [1] - 23:19 <b>35</b> [1] - 3:17 <b>392,000</b> [1] - 7:16	<b>8</b> [4] - 3:13, 9:6, 29:7, 34:11			
<b>4</b>	<b>9</b>			
<b>4</b> [11] - 3:3, 3:4, 3:7, 6:17, 8:18, 8:24, 25:7, 34:2, 34:3 <b>40</b> [2] - 18:5, 20:24	<b>9</b> [2] - 3:14, 29:9 <b>9(a)</b> [1] - 3:15 <b>9(b)</b> [1] - 3:16 <b>90</b> [3] - 11:14, 17:15, 27:1 <b>95</b> [1] - 7:24 <b>98.72</b> [1] - 8:1 <b>9th</b> [2] - 17:16, 17:19			
	<b>A</b>			
	<b>A-okay</b> [1] - 17:20 <b>ability</b> [1] - 14:20 <b>accept</b> [4] - 13:12, 16:11, 21:20, 28:17 <b>acceptable</b> [1] - 29:22 <b>acceptance</b> [1] - 24:16 <b>account</b> [8] - 8:24, 9:12, 9:19, 10:19, 10:24, 11:22, 12:5, 12:18 <b>accounts</b> [1] - 10:8 <b>acquiring</b> [1] - 17:7			

C				
<b>cabinets</b> [1] - 8:15 <b>cancel</b> [5] - 30:6, 30:9, 30:13, 30:16, 30:21 <b>candidates</b> [1] - 12:21 <b>Capital</b> [1] - 2:15 <b>capital</b> [1] - 28:4 <b>capitalization</b> [1] - 28:4 <b>carries</b> [1] - 5:21 <b>carry</b> [2] - 25:4, 29:5 <b>case</b> [15] - 4:4, 6:17, 7:9, 11:18, 13:8, 15:13, 16:9, 17:19, 21:17, 24:13, 25:11, 28:15, 29:14, 31:10, 34:23 <b>category</b> [1] - 9:1 <b>Center</b> [1] - 34:3 <b>Central</b> [1] - 9:5 <b>cents</b> [2] - 8:3, 8:4 <b>certainly</b> [5] - 10:17, 11:17, 26:8, 26:20, 34:14 <b>chair</b> [9] - 5:3, 14:2, 16:10, 16:12, 19:16, 21:16, 30:4, 32:10, 32:13 <b>Chair</b> [1] - 12:15 <b>Chairman</b> [10] - 2:2, 4:8, 5:12, 13:16, 16:16, 22:1, 24:20, 28:21, 32:22, 35:6 <b>chairman</b> [14] - 4:6, 5:10, 7:11, 13:14, 16:14, 17:3, 21:23, 24:18, 28:19, 29:13, 30:7, 30:11, 32:20, 35:4 <b>change</b> [5] - 25:6, 25:18, 26:21, 27:9, 27:10 <b>changes</b> [1] - 18:20 <b>chart</b> [1] - 15:6 <b>chhan</b> [38] - 4:8, 4:10, 4:12, 5:12, 5:14, 5:16, 5:18, 5:20, 13:16, 13:18, 13:20, 13:22, 16:14, 16:16, 16:18, 16:20, 16:22, 22:1, 22:3, 22:5, 22:7, 24:22, 24:24, 25:2, 28:21, 28:23, 29:1, 29:3, 32:20, 32:22, 32:24, 33:2, 33:4, 33:16, 35:6, 35:8, 35:10, 35:12 <b>Chhan</b> [30] - 2:9, 4:6, 4:14, 5:10, 6:2, 6:6,	6:11, 6:21, 13:14, 13:24, 16:24, 17:3, 21:6, 21:13, 21:23, 22:9, 22:20, 22:22, 24:18, 24:20, 25:4, 28:19, 29:5, 29:8, 29:12, 31:24, 33:6, 33:13, 35:4, 35:14 <b>chief</b> [1] - 7:8 <b>Chief</b> [2] - 2:10, 2:14 <b>children</b> [1] - 34:10 <b>choice</b> [1] - 26:3 <b>Cingular</b> [1] - 22:12 <b>City</b> [1] - 7:17 <b>clerk</b> [10] - 4:5, 5:7, 5:9, 13:12, 16:12, 21:21, 24:16, 28:17, 32:18, 35:3 <b>close</b> [3] - 16:4, 21:3, 27:18 <b>closely</b> [2] - 14:10, 18:11 <b>Club</b> [2] - 34:13, 34:20 <b>codes</b> [1] - 26:9 <b>collection</b> [1] - 9:2 <b>combination</b> [1] - 21:2 <b>comfort</b> [1] - 13:3 <b>coming</b> [3] - 20:21, 23:10, 31:22 <b>comment</b> [3] - 11:16, 11:19, 17:12 <b>commission</b> [2] - 14:6, 15:16 <b>Commissioner</b> [47] - 2:3, 2:4, 2:5, 2:6, 4:12, 5:4, 5:8, 5:14, 5:16, 5:18, 9:17, 11:20, 12:14, 13:10, 13:11, 13:20, 15:17, 16:10, 16:11, 16:18, 16:20, 16:22, 19:14, 19:15, 21:19, 21:20, 22:3, 22:5, 24:14, 24:15, 24:22, 24:24, 25:2, 28:3, 28:5, 28:15, 28:16, 28:23, 32:18, 33:2, 33:4, 35:1, 35:2, 35:10, 35:12 <b>commissioner</b> [10] - 4:10, 4:14, 13:18, 13:22, 22:7, 29:1, 29:3, 32:16, 32:24, 35:8 <b>commissioners</b> [1] - 14:15 <b>COMMISSIONERS</b> [1] - 1:8 <b>Commissioners</b> [6] - 2:1, 4:4, 5:1, 19:13,	24:14, 27:21 <b>committee</b> [1] - 15:4 <b>Committee</b> [1] - 2:8 <b>committee's</b> [1] - 29:15 <b>Common</b> [2] - 7:18, 25:8 <b>Commonwealth</b> [1] - 19:3 <b>Community</b> [1] - 20:6 <b>community</b> [1] - 14:7 <b>companies</b> [1] - 23:7 <b>complete</b> [5] - 17:8, 17:16, 17:18, 18:15, 18:17 <b>completed</b> [1] - 27:1 <b>component</b> [1] - 26:11 <b>components</b> [1] - 25:18 <b>concluded</b> [1] - 35:15 <b>conclusion</b> [1] - 26:22 <b>Concord</b> [1] - 9:4 <b>conditions</b> [3] - 20:2, 25:24, 26:7 <b>congratulate</b> [1] - 14:5 <b>congratulations</b> [1] - 14:12 <b>consider</b> [1] - 25:19 <b>considered</b> [1] - 26:21 <b>consistent</b> [1] - 27:10 <b>consistently</b> [1] - 27:6 <b>consolidated</b> [1] - 9:7 <b>Construction</b> [2] - 25:10, 27:2 <b>consultant</b> [2] - 18:3, 18:11 <b>contingent</b> [1] - 22:16 <b>continue</b> [6] - 6:16, 7:15, 7:20, 8:17, 10:16, 18:10 <b>contract</b> [8] - 20:6, 23:9, 24:1, 24:3, 24:4, 27:15, 27:18 <b>contractor</b> [2] - 26:24, 27:2 <b>contributing</b> [1] - 9:11 <b>conversation</b> [5] - 6:24, 14:16, 15:18, 28:5, 31:7 <b>correct</b> [3] - 12:7, 20:3, 21:3 <b>corrected</b> [1] - 26:9 <b>correspondence</b> [5] - 5:24, 6:1, 6:3, 6:5, 6:7 <b>corridor</b> [1] - 18:1 <b>costs</b> [2] - 8:8, 8:19 <b>Counsel</b> [1] - 2:11 <b>counsel</b> [4] - 4:19,	18:18, 24:7, 30:3 <b>couple</b> [2] - 14:2, 14:20 <b>coupled</b> [1] - 7:19 <b>covenant</b> [1] - 18:18 <b>cover</b> [1] - 9:13 <b>credit</b> [3] - 8:1, 8:2, 19:21 <b>current</b> [1] - 8:3 <b>custodial</b> [3] - 9:13, 12:3, 12:22 <b>custodians</b> [1] - 12:1	<b>down</b> [4] - 6:4, 18:19, 25:17, 26:2 <b>due</b> [9] - 7:17, 8:7, 8:8, 8:11, 8:15, 8:19, 8:20, 8:24, 9:2 <b>during</b> [4] - 8:12, 8:21, 29:18, 30:14
			<b>D</b>	<b>E</b>
<b>damage</b> [1] - 26:19 <b>damaged</b> [2] - 25:22, 26:13 <b>date</b> [1] - 9:5 <b>days</b> [5] - 11:14, 17:12, 17:13, 17:15 <b>DCR</b> [3] - 19:20, 20:5, 20:10 <b>dealing</b> [2] - 14:19, 25:19 <b>decide</b> [2] - 30:2, 31:12 <b>decrease</b> [2] - 7:15, 7:16 <b>deferral</b> [1] - 9:3 <b>delays</b> [1] - 25:23 <b>Department</b> [1] - 20:6 <b>deposition</b> [1] - 35:15 <b>desire</b> [1] - 30:10 <b>detail</b> [1] - 34:15 <b>developing</b> [1] - 18:3 <b>Development</b> [1] - 20:7 <b>development</b> [2] - 18:10, 18:16 <b>different</b> [1] - 23:13 <b>Director</b> [1] - 2:9, 15:19, 16:3, 17:2, 21:18, 21:21, 22:17, 25:13, 27:24, 29:11, 31:17 <b>director</b> [9] - 10:12, 11:2, 14:19, 15:5, 19:14, 19:17, 24:11, 33:22, 34:1 <b>director's</b> [1] - 11:12 <b>directors</b> [2] - 18:12, 19:8 <b>discuss</b> [3] - 18:3, 18:20, 19:4 <b>discussion</b> [4] - 7:3, 9:24, 10:5, 10:21 <b>distribution</b> [1] - 26:14 <b>done</b> [2] - 17:21, 34:6	<b>East</b> [2] - 34:13, 34:20 <b>Edge</b> [2] - 18:14, 21:1 <b>effort</b> [2] - 11:13, 28:11 <b>efforts</b> [1] - 15:20 <b>either</b> [1] - 23:21 <b>electrical</b> [3] - 25:7, 27:7, 27:11 <b>Electrical</b> [2] - 25:10, 27:2 <b>elevator</b> [3] - 7:18, 8:9, 8:13 <b>elliott</b> [7] - 13:21, 16:21, 22:6, 25:1, 29:2, 33:3, 35:11 <b>Elliott</b> [34] - 2:6, 4:12, 4:13, 5:16, 5:17, 12:14, 12:15, 13:3, 13:7, 13:11, 13:20, 16:20, 19:15, 19:16, 20:12, 20:17, 20:21, 21:12, 21:14, 21:20, 22:5, 24:24, 28:3, 28:16, 29:1, 30:4, 30:16, 30:21, 31:14, 32:10, 32:13, 32:16, 33:2, 35:10 <b>email</b> [2] - 14:15, 34:15 <b>emails</b> [1] - 34:15 <b>emergency</b> [1] - 8:21 <b>employees</b> [7] - 9:18, 10:1, 10:7, 10:18, 11:17, 11:22, 15:11 <b>End</b> [2] - 34:13, 34:20 <b>end</b> [1] - 9:3 <b>ending</b> [1] - 7:13 <b>engineer</b> [2] - 26:23, 27:11 <b>engineering</b> [1] - 18:7 <b>enter</b> [1] - 7:14 <b>environmental</b> [1] - 20:1 <b>Environmental</b> [1] - 17:11 <b>equipment</b> [2] - 25:22, 26:16 <b>escalator</b> [1] - 23:17 <b>escalators</b> [1] - 23:21 <b>especially</b> [2] - 27:6,			

<p>30:14  <b>essentially</b> [3] - 25:20, 26:4, 27:1  <b>estimates</b> [3] - 7:22, 8:2, 9:5  <b>estimator</b> [1] - 27:12  <b>evening</b> [1] - 4:2  <b>evidence</b> [1] - 13:4  <b>exact</b> [1] - 17:9  <b>exceeding</b> [2] - 8:2, 9:5  <b>excuse</b> [1] - 6:4  <b>executive</b> [2] - 15:4, 15:16  <b>Executive</b> [6] - 2:9, 17:2, 21:18, 21:21, 29:11, 31:17  <b>existing</b> [3] - 26:7, 27:2  <b>expectation</b> [1] - 12:16  <b>expectations</b> [1] - 9:8  <b>expedite</b> [2] - 17:17, 17:18  <b>expense</b> [1] - 9:1  <b>expenses</b> [4] - 8:5, 8:7, 8:10, 8:18  <b>explain</b> [2] - 22:18, 25:13  <b>explanation</b> [1] - 24:11</p>	<p>24:4, 24:5, 25:4, 29:5, 33:6, 35:14  <b>five-year</b> [3] - 22:14, 22:15, 24:4  <b>fixing</b> [1] - 28:12  <b>fliers</b> [1] - 34:11  <b>flood</b> [4] - 7:17, 8:17, 8:21, 26:13  <b>Floor</b> [1] - 22:13  <b>flooring</b> [1] - 8:15  <b>follow</b> [2] - 17:9, 31:16  <b>force</b> [2] - 8:24, 9:12  <b>forced</b> [4] - 9:19, 11:21, 12:5, 12:17  <b>forma</b> [1] - 18:16  <b>formal</b> [1] - 31:11  <b>formative</b> [1] - 28:1  <b>forth</b> [1] - 17:10  <b>forward</b> [9] - 15:5, 15:18, 17:22, 20:13, 20:24, 21:14, 25:12, 27:18, 31:20  <b>four</b> [6] - 4:15, 6:15, 7:22, 13:1, 20:14, 23:16  <b>front</b> [1] - 25:12  <b>full</b> [1] - 21:8  <b>funding</b> [5] - 10:15, 19:2, 21:3, 21:8, 21:11  <b>future</b> [4] - 14:17, 15:7, 15:19, 16:1</p>	<p><b>Greek</b> [1] - 22:18  <b>guideline</b> [1] - 17:10  <b>guy</b> [1] - 14:22  <b>guys</b> [1] - 16:4</p>	<p><b>incurred</b> [1] - 8:8  <b>INDEX</b> [1] - 3:1  <b>indicate</b> [5] - 4:17, 10:23, 14:24, 16:5, 27:22  <b>indicated</b> [1] - 14:24  <b>indication</b> [1] - 24:6  <b>infestations</b> [1] - 9:10  <b>inform</b> [2] - 18:11, 19:8  <b>information</b> [1] - 34:23  <b>informed</b> [1] - 29:19  <b>initial</b> [1] - 22:14  <b>installed</b> [2] - 26:15, 26:18  <b>instance</b> [1] - 29:24  <b>insurance</b> [1] - 8:23  <b>interested</b> [1] - 23:15  <b>interesting</b> [1] - 20:18  <b>Interim</b> [1] - 2:9  <b>interview</b> [1] - 12:19  <b>interviews</b> [2] - 12:20, 12:23  <b>introduce</b> [1] - 7:9  <b>involved</b> [1] - 14:7  <b>issues</b> [3] - 7:19, 24:8, 26:23  <b>item</b> [11] - 5:23, 7:6, 14:1, 22:10, 25:5, 27:21, 28:1, 28:17, 29:7, 29:9, 31:19  <b>Item</b> [24] - 3:4, 3:5, 3:6, 3:7, 3:8, 3:9, 3:10, 3:11, 3:12, 3:13, 3:14, 3:15, 3:16, 3:17, 4:21, 5:23, 6:9, 6:17, 6:24, 14:1, 17:1, 24:16, 25:6, 29:7  <b>items</b> [2] - 10:14, 14:2</p>	<p>34:2, 34:13, 34:17, 34:18</p>
<p style="text-align: center;"><b>F</b></p>	<p style="text-align: center;"><b>G</b></p>	<p style="text-align: center;"><b>H</b></p>	<p style="text-align: center;"><b>J</b></p>	<p style="text-align: center;"><b>K</b></p>
<p><b>fact</b> [2] - 14:19, 27:12  <b>fair</b> [1] - 20:9  <b>family</b> [1] - 33:9  <b>federal</b> [7] - 7:16, 10:1, 10:8, 11:8, 33:18, 33:20  <b>few</b> [1] - 10:5  <b>fewer</b> [1] - 27:5  <b>figured</b> [1] - 27:4  <b>fill</b> [2] - 12:2, 12:16  <b>final</b> [2] - 18:19, 20:4  <b>finally</b> [1] - 27:18  <b>finance</b> [1] - 13:12  <b>Financial</b> [2] - 2:10, 2:14  <b>financial</b> [2] - 7:7, 7:8  <b>financials</b> [1] - 7:21  <b>financing</b> [1] - 7:2  <b>fine</b> [2] - 30:24, 32:5  <b>finish</b> [1] - 27:15  <b>firm</b> [1] - 18:8  <b>first</b> [3] - 14:4, 17:5  <b>fiscal</b> [1] - 7:15  <b>five</b> [14] - 5:20, 13:24, 16:24, 22:9, 22:14, 22:15, 23:17, 24:3,</p>	<p><b>gains</b> [1] - 7:15  <b>gala</b> [1] - 34:12  <b>gap</b> [1] - 21:3  <b>General</b> [1] - 2:11  <b>general</b> [4] - 4:18, 9:1, 18:18, 24:7  <b>Georgia</b> [1] - 22:14  <b>giblin</b> [1] - 13:6  <b>Giblin</b> [20] - 2:10, 2:14, 7:8, 7:9, 7:11, 9:20, 10:3, 11:23, 12:7, 12:9, 12:11, 12:13, 12:19, 22:23, 23:3, 23:12, 27:24, 34:5, 34:18, 34:20  <b>given</b> [1] - 27:13  <b>glad</b> [1] - 20:23  <b>goldfield</b> [1] - 25:16  <b>Goldfield</b> [3] - 2:15, 25:15, 25:16  <b>Gorham</b> [2] - 25:22, 26:15  <b>grant</b> [3] - 10:2, 10:8, 11:8  <b>great</b> [2] - 14:7, 34:24</p>	<p><b>Hadley</b> [4] - 17:5, 17:6, 17:23, 19:22  <b>hand</b> [1] - 15:14  <b>happy</b> [2] - 32:11, 33:10  <b>head</b> [1] - 24:12  <b>hear</b> [1] - 20:24  <b>hearing</b> [1] - 33:22  <b>held</b> [3] - 4:23, 33:11, 34:13  <b>high</b> [4] - 7:19, 8:16, 9:9, 25:8  <b>higher</b> [2] - 27:5, 27:8  <b>hire</b> [1] - 20:7  <b>hiring</b> [1] - 12:1  <b>history</b> [1] - 28:13  <b>hmm</b> [1] - 10:3  <b>hold</b> [2] - 23:18, 33:21  <b>home</b> [2] - 14:21, 14:23  <b>homeless</b> [1] - 20:16  <b>honest</b> [1] - 6:13  <b>hope</b> [4] - 17:17, 28:13, 34:14, 34:24  <b>hopefully</b> [1] - 28:12  <b>hot</b> [1] - 29:21  <b>hotel</b> [1] - 8:19  <b>hour</b> [2] - 8:3, 8:4  <b>House</b> [5] - 1:16, 17:5, 17:6, 17:23, 19:22  <b>housing</b> [4] - 18:4, 20:15, 33:20, 34:10  <b>HOUSING</b> [1] - 1:7  <b>Housing</b> [13] - 2:8, 4:3, 4:19, 4:23, 18:2, 18:23, 20:6, 21:5, 33:10, 33:17, 33:19, 33:21, 34:7  <b>HUD</b> [9] - 10:15, 19:2, 22:16, 24:2, 24:6, 26:5, 26:23, 33:21  <b>HUD's</b> [1] - 24:7</p>	<p><b>Jacqueline</b> [1] - 1:24  <b>Joanie</b> [5] - 2:3, 5:9, 16:11, 24:15, 35:2  <b>Jonathan</b> [5] - 2:15, 25:13, 25:16, 27:19, 27:23  <b>judgment</b> [1] - 10:7  <b>Julian</b> [1] - 18:14  <b>July</b> [12] - 17:16, 17:19, 29:21, 30:1, 30:6, 30:17, 30:21, 30:23, 31:2, 31:18, 31:22, 34:1  <b>June</b> [12] - 31:1, 31:12, 31:18, 31:22, 32:3, 32:17, 33:11,</p>	<p><b>Kate</b> [1] - 19:23  <b>keep</b> [1] - 28:9  <b>Kevin</b> [4] - 2:11, 4:17, 4:18, 31:1  <b>kilowatt</b> [2] - 8:3, 8:4  <b>kind</b> [2] - 10:11, 10:14</p>
<p style="text-align: center;"><b>F</b></p>	<p style="text-align: center;"><b>G</b></p>	<p style="text-align: center;"><b>I</b></p>	<p style="text-align: center;"><b>J</b></p>	<p style="text-align: center;"><b>L</b></p>
<p><b>fact</b> [2] - 14:19, 27:12  <b>fair</b> [1] - 20:9  <b>family</b> [1] - 33:9  <b>federal</b> [7] - 7:16, 10:1, 10:8, 11:8, 33:18, 33:20  <b>few</b> [1] - 10:5  <b>fewer</b> [1] - 27:5  <b>figured</b> [1] - 27:4  <b>fill</b> [2] - 12:2, 12:16  <b>final</b> [2] - 18:19, 20:4  <b>finally</b> [1] - 27:18  <b>finance</b> [1] - 13:12  <b>Financial</b> [2] - 2:10, 2:14  <b>financial</b> [2] - 7:7, 7:8  <b>financials</b> [1] - 7:21  <b>financing</b> [1] - 7:2  <b>fine</b> [2] - 30:24, 32:5  <b>finish</b> [1] - 27:15  <b>firm</b> [1] - 18:8  <b>first</b> [3] - 14:4, 17:5  <b>fiscal</b> [1] - 7:15  <b>five</b> [14] - 5:20, 13:24, 16:24, 22:9, 22:14, 22:15, 23:17, 24:3,</p>	<p><b>gains</b> [1] - 7:15  <b>gala</b> [1] - 34:12  <b>gap</b> [1] - 21:3  <b>General</b> [1] - 2:11  <b>general</b> [4] - 4:18, 9:1, 18:18, 24:7  <b>Georgia</b> [1] - 22:14  <b>giblin</b> [1] - 13:6  <b>Giblin</b> [20] - 2:10, 2:14, 7:8, 7:9, 7:11, 9:20, 10:3, 11:23, 12:7, 12:9, 12:11, 12:13, 12:19, 22:23, 23:3, 23:12, 27:24, 34:5, 34:18, 34:20  <b>given</b> [1] - 27:13  <b>glad</b> [1] - 20:23  <b>goldfield</b> [1] - 25:16  <b>Goldfield</b> [3] - 2:15, 25:15, 25:16  <b>Gorham</b> [2] - 25:22, 26:15  <b>grant</b> [3] - 10:2, 10:8, 11:8  <b>great</b> [2] - 14:7, 34:24</p>	<p><b>idea</b> [2] - 10:14, 15:24  <b>impact</b> [1] - 7:20  <b>important</b> [2] - 15:10, 15:11  <b>improve</b> [1] - 15:15  <b>Inc</b> [1] - 25:10  <b>including</b> [1] - 19:1  <b>increased</b> [1] - 7:24</p>	<p><b>Jacqueline</b> [1] - 1:24  <b>Joanie</b> [5] - 2:3, 5:9, 16:11, 24:15, 35:2  <b>Jonathan</b> [5] - 2:15, 25:13, 25:16, 27:19, 27:23  <b>judgment</b> [1] - 10:7  <b>Julian</b> [1] - 18:14  <b>July</b> [12] - 17:16, 17:19, 29:21, 30:1, 30:6, 30:17, 30:21, 30:23, 31:2, 31:18, 31:22, 34:1  <b>June</b> [12] - 31:1, 31:12, 31:18, 31:22, 32:3, 32:17, 33:11,</p>	<p><b>labor</b> [6] - 8:11, 8:20, 8:24, 9:19, 11:22, 12:18  <b>laborer</b> [2] - 9:12, 12:5  <b>laborers</b> [2] - 11:24, 12:1  <b>laid</b> [1] - 12:6  <b>land</b> [3] - 17:7, 17:9, 17:22  <b>largest</b> [1] - 26:10  <b>last</b> [3] - 6:15, 12:6, 14:19  <b>Laura</b> [1] - 32:9  <b>Lauren</b> [1] - 19:23  <b>leadership</b> [1] - 10:12  <b>lease</b> [2] - 22:11, 23:18  <b>leases</b> [5] - 22:24, 23:1, 23:4, 23:20, 23:23  <b>leeway</b> [1] - 27:13  <b>left</b> [3] - 14:10, 14:14, 31:11  <b>legal</b> [1] - 29:23  <b>legislation</b> [2] - 19:22, 20:19  <b>Lenox</b> [1] - 22:13  <b>license</b> [2] - 14:5, 14:10  <b>likelihood</b> [2] - 21:8  <b>line</b> [1] - 11:5  <b>LLC</b> [1] - 22:12  <b>local</b> [1] - 21:2  <b>look</b> [4] - 15:17, 21:13, 21:14, 25:12  <b>looking</b> [3] - 13:4, 15:4, 30:24  <b>lose</b> [3] - 10:18, 11:7, 11:18  <b>loss</b> [3] - 9:2, 9:9, 9:11  <b>low</b> [1] - 10:10  <b>LOWELL</b> [1] - 1:7  <b>Lowell</b> [12] - 1:18, 2:8, 4:3, 4:19, 4:23, 18:2, 18:23, 33:9, 33:17, 33:19, 33:21, 34:7</p>

luckily [1] - 28:2	mention [1] - 34:16	Murphy [14] - 2:11, 4:17, 4:18, 19:19, 19:21, 20:3, 20:4, 20:16, 20:18, 23:2, 29:16, 30:9, 31:8	operating [4] - 7:12, 7:15, 9:9, 9:11	place [2] - 19:6, 28:9
<b>M</b>	MEPA [5] - 17:13, 17:17, 17:20, 19:23, 20:5	must [2] - 24:12, 33:21	opinion [4] - 29:17, 29:23, 31:1, 31:11	plan [8] - 11:12, 18:10, 18:16, 18:17, 18:23, 32:5, 33:17, 33:20
main [1] - 26:13	mercier [1] - 1:16		opportunity [2] - 14:16, 29:20	pleasure [1] - 27:23
maintenance [3] - 8:10, 8:11, 8:20	Merrimack [2] - 17:24, 20:23	<b>N</b>	option [2] - 22:15, 24:5	Plymouth [2] - 25:10, 27:3
major [1] - 7:20	met [1] - 18:2	near [1] - 15:19	order [4] - 25:6, 26:21, 27:9, 27:10	point [1] - 7:14
manager [1] - 15:5	meter [1] - 8:1	need [3] - 18:23, 30:7, 32:14	orders [1] - 25:18	portfolio [1] - 7:16
Manager [1] - 2:15	mid [1] - 7:14	needed [1] - 8:12	organization [3] - 6:10, 6:12, 15:9	position [3] - 9:13, 14:23
managers [1] - 14:4	mid-point [1] - 7:14	needs [1] - 24:2	original [2] - 18:16, 18:22	positions [4] - 12:3, 12:17, 12:22
March [7] - 7:13, 7:17, 7:23, 7:24, 8:6, 8:23, 9:9	might [1] - 21:9	net [1] - 8:1	ought [1] - 11:6	pre [1] - 26:7
market [2] - 20:9, 27:5	Mill [1] - 9:4	never [1] - 29:22	outages [3] - 7:18, 8:9, 8:13	pre-existing [1] - 26:7
marr [7] - 13:23, 16:23, 22:8, 25:3, 29:4, 33:5, 35:13	million [3] - 19:5, 21:7	new [1] - 18:16	overburden [1] - 10:13	precipitated [1] - 25:21
Marr [30] - 2:5, 4:14, 5:4, 5:18, 5:19, 9:17, 9:18, 9:22, 11:20, 11:21, 12:5, 12:8, 12:10, 12:12, 13:11, 13:22, 16:22, 19:15, 22:7, 24:15, 25:2, 28:3, 28:5, 28:16, 29:3, 30:19, 32:18, 33:4, 34:21, 35:12	mind [2] - 27:7, 28:9	news [2] - 19:18, 20:12	overruns [3] - 8:7, 8:10, 8:18	present [7] - 4:7, 4:15, 4:18, 4:20, 5:4, 33:23, 34:1
Mason [1] - 12:4	minute [1] - 34:5	next [17] - 5:23, 6:9, 7:6, 10:10, 12:21, 12:23, 13:1, 14:1, 17:1, 19:9, 20:2, 22:10, 25:5, 29:6, 29:17, 29:24, 33:10	overtime [2] - 8:11, 8:21	Presentations [1] - 2:13
Mass [1] - 21:4	minutes [4] - 4:22, 5:2, 5:5, 5:7	nice [1] - 16:7	overwhelm [1] - 11:12	pretty [3] - 11:3, 25:20, 27:6
Massachusetts [3] - 1:18, 17:10, 25:11	missed [3] - 14:24, 15:3, 16:2	nonprofit [1] - 34:8	<b>P</b>	price [1] - 27:8
materials [1] - 8:14	Mobile [5] - 23:1, 23:4, 23:19, 23:24	nothing [2] - 7:4, 29:10	p.m [2] - 34:18, 35:16	pro [1] - 18:16
Matt [7] - 2:5, 13:10, 19:15, 24:15, 28:3, 28:16, 32:18	moments [1] - 7:3	notice [2] - 12:24, 31:17	package [1] - 26:5	problem [2] - 28:12, 31:23
matter [1] - 7:3	money [6] - 10:2, 10:8, 11:1, 23:9, 23:10, 34:9	noted [4] - 14:6, 24:11, 32:8	Page [1] - 3:2	PROCEEDINGS [1] - 4:1
MAY [1] - 1:9	month [10] - 10:9, 12:6, 29:17, 29:18, 29:21, 29:24, 30:1, 31:2, 31:21, 32:17	Number [9] - 4:22, 5:23, 6:9, 6:17, 7:1, 14:1, 17:1, 29:7, 29:9	paid [1] - 11:8	process [9] - 17:7, 17:17, 17:18, 17:21, 18:3, 19:4, 19:20, 19:24, 33:19
mean [2] - 11:3, 21:9	monthly [1] - 30:5	number [3] - 8:16, 25:7	panel [1] - 26:14	producing [2] - 23:9, 24:1
means [2] - 6:14, 14:9	months [2] - 10:5, 30:14		Park [1] - 22:13	Program [1] - 9:4
meet [4] - 18:20, 21:4, 30:5, 31:22	mony [1] - 32:1	<b>O</b>	part [4] - 18:22, 19:1, 28:12, 33:18	program [6] - 9:6, 9:7, 9:8, 33:18, 34:9
MEETING [1] - 1:8	Mony [15] - 2:4, 4:8, 5:8, 5:12, 13:16, 15:17, 16:10, 16:16, 21:19, 22:1, 24:20, 28:21, 32:22, 35:2, 35:6	o'clock [4] - 19:7, 34:2, 34:3	particular [1] - 10:24	programs [2] - 10:16, 34:11
meeting [24] - 4:3, 19:3, 19:6, 19:9, 27:23, 29:21, 30:6, 30:8, 30:9, 30:12, 30:15, 30:17, 30:22, 30:23, 31:1, 31:12, 31:18, 32:17, 33:11, 34:3	most [1] - 10:7	occurred [1] - 8:17	particularly [2] - 10:23, 19:18	progress [2] - 18:12, 19:9
meetings [1] - 30:13	Mother's [4] - 32:11, 33:8, 33:10, 34:24	OF [1] - 1:8	pass [3] - 19:22, 22:9, 22:20	project [5] - 17:6, 18:1, 18:14, 19:6, 26:18
member [3] - 19:13, 24:13, 27:21	mothers [1] - 33:9	Office [1] - 9:6	past [1] - 15:13	projects [1] - 19:18
members [4] - 4:24, 15:16, 29:10, 30:11	motion [20] - 5:7, 5:20, 13:10, 16:10, 19:14, 21:19, 22:9, 22:11, 25:4, 25:6, 29:5, 29:9, 30:6, 30:16, 30:20, 30:21, 31:14, 31:21, 35:1, 35:3	officer [1] - 7:8	pay [2] - 20:8, 20:10	properties [1] - 23:13
membership [1] - 15:10	motions [1] - 31:19	Officer [2] - 2:10, 2:14	PCS [1] - 22:12	property [6] - 14:4, 20:9, 20:11, 20:13, 23:14, 34:8
memo [1] - 15:1	move [4] - 4:21, 17:22, 19:20, 27:17	old [2] - 29:7, 29:8	people [1] - 30:17	proposal [2] - 25:7, 25:14
	moves [2] - 28:17, 32:16	once [4] - 15:23, 20:4, 29:19, 31:9	per [3] - 8:3, 8:4, 23:19	proposed [1] - 24:4
	moving [3] - 20:13, 20:24, 26:4	one [8] - 10:19, 10:24, 12:5, 14:3, 23:12, 23:14, 23:20, 26:3	percent [5] - 7:24, 8:1, 23:17, 23:21, 27:1	Proration [1] - 7:24
		open [1] - 9:15	performing [1] - 9:7	prove [1] - 28:14
		opened [1] - 28:9	period [1] - 7:13	provide [4] - 12:17, 18:23, 23:7, 30:10
		Opening [1] - 3:3	pertaining [3] - 5:2, 11:20, 27:24	
			pest [1] - 9:10	
			phase [1] - 25:8	
			Philip [1] - 2:2	
			piece [2] - 26:12, 26:19	
			pieces [1] - 26:16	
			pipe [1] - 25:21	

<b>provided</b> [1] - 7:13 <b>provides</b> [1] - 20:19 <b>public</b> [4] - 17:11, 19:2, 33:21, 34:10 <b>put</b> [6] - 11:10, 15:22, 15:23, 18:4, 19:23, 23:12 <b>putting</b> [2] - 18:6, 18:15	6:19, 6:22, 7:5, 7:6, 7:7, 7:10, 11:19, 13:9, 13:10, 13:12, 14:2, 16:9, 16:12, 17:2, 17:5, 17:6, 17:24, 18:13, 19:10, 21:4, 21:18, 21:20, 22:22, 27:20 <b>Reported</b> [1] - 1:24 <b>reports</b> [1] - 17:4 <b>requesting</b> [2] - 33:23, 33:24 <b>required</b> [2] - 8:21, 30:12 <b>requires</b> [2] - 17:11, 33:22 <b>requiring</b> [1] - 9:10 <b>resident</b> [8] - 5:23, 5:24, 6:2, 6:5, 6:6, 6:9, 6:11, 8:12 <b>respect</b> [7] - 5:6, 6:24, 7:4, 10:1, 13:9, 14:17, 15:9 <b>result</b> [2] - 8:16, 25:24 <b>retrofitted</b> [1] - 27:14 <b>revenue</b> [4] - 8:1, 23:8, 23:9, 24:1 <b>review</b> [5] - 7:14, 17:14, 17:18, 18:19, 34:4 <b>wiring</b> [1] - 27:15 <b>rises</b> [1] - 25:9 <b>River</b> [1] - 9:4 <b>Rivers</b> [2] - 18:14, 21:1 <b>Roache</b> [1] - 16:2 <b>Rodney</b> [6] - 2:6, 13:11, 21:20, 28:16, 32:15, 32:16 <b>roll</b> [11] - 4:5, 5:9, 13:13, 16:13, 21:22, 24:17, 28:18, 32:13, 32:14, 32:19, 35:3 <b>roofs</b> [1] - 23:6 <b>rooftop</b> [1] - 22:24 <b>roughly</b> [1] - 19:5 <b>run</b> [3] - 10:10, 26:23, 27:14	26:24, 30:19, 32:4 <b>seconded</b> [9] - 5:8, 13:11, 16:11, 21:19, 24:15, 28:16, 31:15, 32:18, 35:2 <b>Secondly</b> [1] - 20:23 <b>Section</b> [2] - 9:6, 34:11 <b>see</b> [2] - 8:17, 14:3 <b>seeing</b> [3] - 8:6, 8:9, 27:5 <b>seek</b> [3] - 17:11, 18:8, 21:10 <b>seeking</b> [3] - 19:2, 19:5, 21:7 <b>seeks</b> [1] - 7:1 <b>send</b> [2] - 14:15, 34:14 <b>sent</b> [2] - 15:1, 18:18 <b>separate</b> [1] - 17:4 <b>September</b> [1] - 10:6 <b>set</b> [2] - 17:10, 20:9 <b>shaking</b> [1] - 24:11 <b>Shea</b> [37] - 2:2, 3:3, 4:2, 4:6, 4:7, 4:16, 5:10, 6:4, 6:13, 6:23, 9:17, 10:4, 12:14, 13:14, 16:14, 21:17, 21:23, 22:10, 22:21, 23:11, 24:10, 24:18, 25:5, 27:19, 28:19, 29:6, 30:23, 31:21, 32:1, 32:11, 32:20, 33:7, 33:15, 34:17, 34:19, 34:22, 35:4 <b>shea</b> [20] - 5:11, 5:22, 6:8, 9:23, 13:8, 13:15, 14:1, 16:15, 17:1, 19:12, 21:24, 24:19, 28:20, 29:9, 29:14, 30:20, 32:3, 32:14, 32:21, 35:5 <b>Sherry</b> [7] - 2:10, 2:14, 7:8, 16:3, 18:17, 22:20, 27:24 <b>shortfall</b> [1] - 21:10 <b>sic</b> [1] - 32:17 <b>significantly</b> [1] - 8:14 <b>single</b> [1] - 26:10 <b>sit</b> [1] - 18:19 <b>site</b> [1] - 23:13 <b>sitting</b> [2] - 17:8, 20:14 <b>situation</b> [1] - 27:15 <b>situations</b> [1] - 26:3 <b>size</b> [1] - 26:21 <b>skip</b> [2] - 6:4, 29:24 <b>slow</b> [1] - 19:20 <b>software</b> [1] - 27:12 <b>solar</b> [1] - 8:1 <b>sometime</b> [1] - 15:19	<b>sometimes</b> [1] - 31:4 <b>soon</b> [1] - 17:19 <b>sorry</b> [3] - 11:11, 19:15, 33:24 <b>sort</b> [1] - 13:3 <b>sources</b> [1] - 21:11 <b>South</b> [2] - 7:18, 25:8 <b>special</b> [3] - 30:8, 30:12, 30:15 <b>specifically</b> [3] - 8:15, 20:19, 26:17 <b>spend</b> [1] - 16:8 <b>spending</b> [1] - 10:24 <b>staff</b> [1] - 15:2 <b>stand</b> [1] - 16:1 <b>start</b> [4] - 12:20, 12:23, 17:15, 17:21 <b>starting</b> [1] - 10:9 <b>state</b> [4] - 9:7, 21:2, 33:18, 33:20 <b>statements</b> [1] - 7:12 <b>Steel</b> [1] - 18:14 <b>step</b> [1] - 20:2 <b>stipends</b> [1] - 8:19 <b>Street</b> [7] - 1:17, 17:24, 20:23, 23:15, 25:22, 26:15, 34:21 <b>subcommittee</b> [7] - 6:18, 6:20, 6:21, 7:1, 7:5, 28:4 <b>submit</b> [3] - 17:13, 33:19, 34:4 <b>submitted</b> [2] - 7:7, 22:17 <b>subsidy</b> [1] - 7:22 <b>Summer</b> [1] - 23:15 <b>summer</b> [2] - 29:18, 30:14 <b>Sunday's</b> [1] - 33:8 <b>supply</b> [1] - 27:7 <b>support</b> [2] - 18:24 <b>supports</b> [1] - 28:6 <b>survey</b> [2] - 18:7, 18:8	<b>tenants</b> [1] - 8:8 <b>term</b> [2] - 22:14, 22:15 <b>terms</b> [1] - 25:17 <b>Tha</b> [1] - 2:9 <b>they've</b> [1] - 26:6 <b>thinking</b> [3] - 11:6, 15:7, 15:8 <b>third</b> [1] - 18:13 <b>Third</b> [2] - 22:13, 34:21 <b>thoroughly</b> [1] - 28:6 <b>three</b> [12] - 9:21, 9:22, 12:21, 12:22, 13:1, 17:4, 22:24, 23:3, 23:13, 23:21, 25:18, 26:2 <b>throw</b> [1] - 32:6 <b>title</b> [1] - 17:22 <b>today</b> [2] - 14:13, 16:1 <b>today's</b> [1] - 27:4 <b>together</b> [3] - 18:6, 18:15, 19:23 <b>tolerance</b> [2] - 7:23, 8:6 <b>tonight</b> [3] - 17:4, 19:11, 32:8 <b>total</b> [1] - 17:15 <b>Towers</b> [1] - 7:18 <b>trades</b> [1] - 11:21 <b>transfer</b> [1] - 20:10 <b>Travis</b> [1] - 1:24 <b>trying</b> [1] - 12:2 <b>Tuesday</b> [1] - 19:6 <b>two</b> [7] - 7:19, 11:23, 12:1, 12:24, 23:21, 26:14 <b>two-week</b> [1] - 12:24
<b>Q</b>				
<b>qualified</b> [1] - 18:6 <b>questions</b> [4] - 5:1, 9:15, 19:12, 27:20 <b>quicker</b> [1] - 11:1 <b>quickly</b> [1] - 11:14 <b>Quincy</b> [1] - 14:22				
<b>R</b>				
<b>raise</b> [1] - 34:9 <b>ran</b> [2] - 25:24, 26:6 <b>rate</b> [1] - 7:20 <b>rates</b> [3] - 8:2, 8:3, 9:10 <b>reach</b> [1] - 23:4 <b>read</b> [2] - 29:18, 29:22 <b>realize</b> [1] - 14:21 <b>realizing</b> [1] - 9:8 <b>really</b> [6] - 10:13, 11:2, 15:11, 17:22, 20:1, 26:3 <b>reason</b> [1] - 20:20 <b>received</b> [2] - 23:12, 23:14 <b>recognize</b> [1] - 5:3 <b>recommendation</b> [1] - 22:12 <b>record</b> [9] - 4:17, 10:23, 11:10, 14:3, 14:23, 15:24, 16:5, 25:14, 27:22 <b>redirection</b> [1] - 15:20 <b>redistribution</b> [1] - 25:8 <b>relief</b> [1] - 12:17 <b>relocate</b> [1] - 8:8 <b>relocation</b> [2] - 8:7, 9:11 <b>remain</b> [3] - 8:4, 8:5, 8:22 <b>remarks</b> [1] - 3:3 <b>remember</b> [1] - 10:4 <b>removed</b> [1] - 9:14 <b>renew</b> [2] - 22:15, 24:5 <b>rent</b> [1] - 7:22 <b>reorganization</b> [2] - 15:6, 15:21 <b>report</b> [26] - 6:18,				
	<b>S</b>			
	<b>safe</b> [1] - 26:10 <b>safety</b> [1] - 26:9 <b>Salem</b> [1] - 1:17 <b>saw</b> [1] - 7:16 <b>scheduled</b> [1] - 19:3 <b>scholarships</b> [1] - 34:10 <b>scope</b> [2] - 18:6, 18:9 <b>second</b> [4] - 17:24,			
			<b>T</b>	
			<b>T-Mobile</b> [5] - 23:1, 23:4, 23:19, 23:24 <b>table</b> [1] - 15:9 <b>team</b> [5] - 15:21, 15:22, 18:2, 18:7, 19:3 <b>technical</b> [3] - 18:24, 19:1 <b>technically</b> [1] - 17:14 <b>telephone</b> [1] - 10:22 <b>temporarily</b> [2] - 9:14, 12:2 <b>ten</b> [1] - 12:21 <b>tenant</b> [2] - 8:19, 9:10	
				<b>U</b>
				<b>under</b> [3] - 8:22, 9:1, 18:22 <b>units</b> [6] - 18:13, 20:15, 20:24, 21:1, 26:10, 27:14 <b>unless</b> [1] - 30:7 <b>up</b> [7] - 9:15, 10:5, 18:9, 27:11, 28:12, 30:2, 31:16 <b>update</b> [1] - 21:15 <b>updates</b> [1] - 19:17 <b>utilities</b> [1] - 8:22
				<b>V</b>
				<b>vacancies</b> [3] - 7:20, 8:12, 8:16 <b>vacancy</b> [1] - 9:10 <b>vacant</b> [2] - 9:13, 20:14



<p><b>vacations</b> [1] - 30:17  <b>valuable</b> [3] - 10:7, 10:18, 11:7  <b>value</b> [1] - 20:9  <b>var</b> [8] - 4:9, 5:13, 13:17, 16:17, 22:2, 24:21, 32:23, 35:7  <b>Var</b> [17] - 2:4, 4:8, 5:8, 5:12, 13:16, 15:17, 16:11, 16:16, 21:19, 22:1, 24:20, 28:21, 28:22, 32:2, 32:22, 35:2, 35:6  <b>variety</b> [1] - 10:13  <b>vendor</b> [1] - 23:4  <b>veteran</b> [1] - 20:15  <b>veterans</b> [1] - 20:16  <b>vice</b> [6] - 4:8, 5:12, 13:16, 16:16, 24:20, 32:22  <b>Vice</b> [3] - 22:1, 28:21, 35:6  <b>View</b> [1] - 7:17  <b>Village</b> [2] - 7:19, 25:8  <b>violates</b> [1] - 26:9  <b>visits</b> [1] - 23:14  <b>volatile</b> [1] - 27:6</p>	<p><b>yeas</b> [8] - 5:20, 13:24, 16:24, 22:9, 25:4, 29:5, 33:6, 35:14  <b>yesterday</b> [1] - 14:6  <b>youth</b> [1] - 34:8</p>
<b>W</b>	
<p><b>wants</b> [1] - 5:3  <b>warranty</b> [1] - 26:23  <b>waste</b> [3] - 25:21, 26:12, 26:19  <b>water</b> [3] - 25:21, 26:12, 26:19  <b>Wednesday</b> [3] - 32:4, 33:11, 34:1  <b>week</b> [3] - 12:21, 12:23, 12:24  <b>weeks</b> [2] - 12:24, 13:1  <b>welcome</b> [2] - 4:2, 12:13  <b>whereabouts</b> [1] - 34:19  <b>Wireless</b> [1] - 22:12  <b>wiring</b> [1] - 26:8  <b>wish</b> [1] - 33:8  <b>women</b> [2] - 11:7, 32:8</p>	
<b>Y</b>	
<p><b>year</b> [10] - 7:15, 9:3, 22:14, 22:15, 23:16, 23:17, 23:19, 23:22, 24:4, 34:9  <b>years</b> [8] - 6:15, 14:20, 20:14, 23:17, 24:3, 24:5, 34:7</p>	