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LOWELL HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
FEBRUARY 14, 2024

Mercier House  
21 Salem Street  
Lowell, Massachusetts

-- Transcribed by Jacqueline P. Travis, RPR, CSR --

1 Board of Commissioners:

2 Philip L. Shea, Chairman

3 Mony Var, Vice Chairman

4 Joanie L. Bernes, Commissioner

5 Matt Marr, Commissioner (absent)

6 Rodney Elliott, Commissioner

7

8 Lowell Housing Committee:

9 Tha Chhan, Executive Director

10 Sherry Giblin, Chief Financial Officer

11 Kevin J. Murphy, General Counsel

12

13 Presentations by:

14 Rita Brousseau, Chief Procurement Officer

15 Jonathan Goldfield, Capital Asset Manager

16 Laura Watts, Capital Asset Manager

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

1  
2 Mr. Shea: We will bring the meeting to  
3 order. We will start the meeting. This is the  
4 meeting of the Lowell Housing Authority Board of  
5 Commissioners. As you know, it's Valentine's Day.  
6 And with that being the case, the first order of  
7 business is the call of the roll, so the clerk will  
8 call the roll, please.

9 Mr. Chhan: Chairman Shea.

10 Mr. Shea: Present.

11 Mr. Chhan: Vice Chair Mony Var.

12 Mr. Var: Here.

13 Mr. Chhan: Commissioner Bernes.

14 Ms. Bernes: Here.

15 Mr. Chhan: Commissioner Elliott.

16 Mr. Elliott: Present.

17 Mr. Chhan: Commissioner Marr.

18 Four present.

19 Mr. Shea: Thank you. Item Number 1 is  
20 approval of the minutes from the Lowell Housing  
21 Authority Board of Commissioners held on  
22 January 10th, 2024, Commissioner Rodney Elliot,  
23 seconded by Commissioner Mony Var moves to accept the  
24 minutes. The clerk will call the roll.

1 Mr. Chhan: Chairman Shea.

2 Mr. Shea: Yes.

3 Mr. Chhan: Vice Chair Mony Var.

4 Mr. Var: Yes.

5 Mr. Chhan: Commissioner Bernes.

6 Ms. Bernes: Yes.

7 Mr. Chhan: Commissioner Elliott.

8 Mr. Elliott: Yes.

9 Mr. Chhan: Commissioner Marr.

10 Four yeas, one absent.

11 Mr. Shea: Mr. Director, anything on Item  
12 Number 2, resident correspondence?

13 Mr. Chhan: There's no resident  
14 correspondence, Mr. Chairman.

15 Mr. Shea: Item Number 3, resident  
16 organization.

17 Mr. Chhan: There's no resident  
18 organization, Mr. Chairman.

19 Mr. Shea: Item Number 4, is there any  
20 subcommittee reporting in?

21 Mr. Chhan: There's none.

22 Mr. Shea: Item Number 5 is the financial  
23 and audit report. Of course our chief financial  
24 officer, Mrs. Sherry Giblin is here to report.

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

2 The Authority's operating statements for the  
3 period ended December 31st, 2023 were provided to the  
4 Board for their review. We have completed the first  
5 quarter of fiscal year 2024 and most programs remain  
6 revenue producing to date. This is typical at this  
7 time of year as many administrative and maintenance  
8 expenses trend lower in the first quarter of the  
9 year. The majority of our capital and extraordinary  
10 items have not been realized to date either,  
11 resulting in higher operating gains through December.  
12 Our four federal AMPs saw an increase in operating  
13 gains of 159,000 in December.

14 Rent and subsidy across all four AMPs are  
15 over budget. December operating subsidy remained at  
16 93 percent. As of the date of this report, we have  
17 been informed that HUD has decreased proration levels  
18 for January through March to 87 percent. In real  
19 dollars this is a decrease of approximately 600,000  
20 in funding. This proration is based on the lowest of  
21 the current Congressional Legislative bodies, House  
22 and Senate, 2024 budget proposals.

23 Expenses across all AMPs are within budget  
24 tolerance after three months, with most expenses well

1 below budgeted estimates. This is not indicative of  
2 true savings, but timing issues of larger contracts,  
3 utilities, quarterly obligations, and year-  
4 end activity. Utilities remain under budget at the  
5 end of December, but this will change as we progress  
6 through winter and we receive quarterly water and  
7 sewer bills. Our maintenance lines are under budget  
8 in all categories across all major programs, except  
9 for AMP 3. AMP 3 is realizing budget overruns in  
10 maintenance, labor, and contracts. Insurance and  
11 benefits are within budget tolerance. Our other  
12 general expense category is also under budget across  
13 all AMPs due to collection loss deferral until year  
14 end.

15           The 667-2B Concord River Mill Program is  
16 revenue producing to date. Rent remains slightly  
17 over budget, however, subsidiary is under budget due  
18 to vacancies. All expense categories are within  
19 budget tolerance through December.

20           Our state consolidated program is realizing  
21 a net loss through December. However, this loss is  
22 due to OPEB expenses that are not budgeted per state  
23 guidelines.

24           Our central office program is realizing a

1 net loss through December. Management fees are in  
2 line with budgeted estimates. Other income is under  
3 budget in skilled labor due to a vacant position.  
4 Admin costs and insurance and benefits are within  
5 budget tolerance, and the maintenance line item is  
6 under budget.

7           The Section 8 program is operating above  
8 budget estimates. Admin fees are slightly over  
9 budgeted estimates. Admin expenses are under budget  
10 through December. Insurance and benefits are within  
11 budget, and our other general expenses are over due  
12 to HOPWA HAP payments that get reimbursed through the  
13 city.

14           At this time I open it up to any questions.

15           Mr. Shea: Thank you very much. Any  
16 question by any member of the Board of Commissioners?  
17 If not, I have one for the record. On review -- on  
18 667-2B, Concord River Mill Program, could you just,  
19 for the next meeting, at the next meeting, which is  
20 going to be held in March, could you just give us a  
21 little preview of the vacancies? Because you may  
22 remember a year ago August we had that meeting on  
23 vacancies and remember -- I don't know if you can  
24 remember being in a similar cycle, but generally



1 speaking we seem to get (inaudible) we all the sudden  
2 then we changed the policy. And it wasn't -- because  
3 you brought to my attention that there was  
4 (inaudible) with HUD, and which I knew nothing about.  
5 And still know nothing today.

6 So I just see the vacancy, and I know that  
7 we had a discussion two months ago about writing --  
8 writing, I thought, anything. So I'd be interested  
9 to know about the vacancies and -- I'm sure you read  
10 the questions -- and do the best you can to fill them  
11 because -- although this is a state project.

12 Ms. Giblin: No, it's federal. Federal  
13 multi-family.

14 Mr. Shea: Oh, I'm sorry. Federal.

15 Ms. Giblin: Yeah.

16 Mr. Shea: I just think, for the record,  
17 it's something I can discuss with you, but I think,  
18 for the record, it would be helpful to bring forward  
19 to the Board and have them on record as to what we're  
20 doing on the vacancies, particularly with the crunch  
21 on the policy.

22 That was my only item. So with that being  
23 the case, representative -- Commissioner Mony Var  
24 makes a motion to accept the report, seconded by

1 Commissioner Joanie Bernes. The clerk will call the  
2 roll.

3 Mr. Chhan: Chairman Shea.

4 Mr. Shea: Yes.

5 Mr. Chhan: Vice Chair Mony Var.

6 Mr. Var: Yes.

7 Mr. Chhan: Commissioner Bernes.

8 Ms. Bernes: Yes.

9 Mr. Chhan: Rodney Elliott.

10 Commissioner Marr.

11 Mr. Chhan: Three yeas. One present, one  
12 absent. Motion carried.

13 Mr. Shea: Okay. So that ends that. And  
14 that's the report on Item Number 5. And Item Number  
15 6 is the report of the chair. I just want to take a  
16 minute now to put something into the record which I'm  
17 very pleased to report. On January 30th, Tuesday,  
18 January 30th, our Director went before the Lowell  
19 City Council to discuss the present status as he saw  
20 it. I happened to watch that meeting. You know, I  
21 wasn't feeling that good, but watched that meeting  
22 and the Director was so impressive for his remarks to  
23 the council that night, that I texted him, told him  
24 congratulations.

1           Now you may think wait a minute, what's that  
2 about? I'll tell you what it's about. I don't care  
3 if you're Kevin Murphy, state rep for 20 years and  
4 city manager, any time you go before the council, you  
5 know, it's an effort. The whole City of Lowell is  
6 looking at you. Or if you're Rodney Elliott,  
7 24 years, go before the council of the whole City of  
8 Lowell. And I was there for a hundred years, so they  
9 didn't even have TVs when I was there. It was great  
10 to listen on the radio; what did he say?

11           And so for Tha Chhan to go there and make a  
12 presentation on the current status of River Edge, it  
13 was really impressive. I don't care what he says, he  
14 had to be a little nervous because it was -- there  
15 was a lot of councilors, and the city manager, they  
16 can fire any question they want with respect to River  
17 Edge. River Edge is very technical. It's very hard  
18 to report. When I first started talking about River  
19 Edge it was like whoa. And so I let Tha know this.  
20 So I want the record to indicate how pleased -- I'll  
21 state for myself as the Chairman of this Board, how  
22 pleased I was to see him handle those questions and  
23 get into the technical with that bill, with respect  
24 to the whole builder's loan and so on and so forth,

1 and talked about the revisions and the different  
2 prices. It's very technical. And I'll be honest  
3 with you, and I told Attorney Murphy how impressive  
4 (inaudible) but it's so technical, he went there and  
5 -- and today, this morning I picked up The Lowell Sun  
6 and there was an article. And you ought to keep that  
7 article, because that article is what Tha said that  
8 night. And that really speaks very clearly about  
9 some of the technicalities on River Edge.

10 River Edge has been a challenge. And I'm  
11 telling you, just pick up a copy of The Lowell Sun  
12 and get this to Katie to enter into the record. All  
13 he had was himself. So I just -- you know, when  
14 things go bad they get in your ear saying you didn't  
15 handle it very good.

16 Let me tell you, I told you in that text  
17 message, I told you when I saw you again, you handled  
18 yourself tremendously on a very technical matter. In  
19 this case, the whole city. And you ask Attorney  
20 Murphy, 25 years, any time he goes to that point  
21 publicly he's a little nervous. Ask counselor  
22 Elliot -- Commissioner Elliott, it's not an easy  
23 task.

24 So I just want the record to indicate as the

1 Chairman, and this will be my -- probably my last  
2 meeting being the Chairman, but it's a great way for  
3 me to end my chairmanship, by praising the person  
4 that I strongly endorsed and supported to be the  
5 executive director.

6 So with that being the case, there's a  
7 motion by Commissioner Mony Var, seconded by  
8 Commissioner Joanie Bernes to accept the report of  
9 the Chair, and the clerk will call the roll.

10 Mr. Chhan: Thank you Mr. Chairman.  
11 Chairman Shea.

12 Mr. Shea: Yes.

13 Mr. Chhan: Vice Chair Mony Var.

14 Mr. Var: Yes.

15 Mr. Chhan: Commissioner Bernes.

16 Ms. Bernes: Yes.

17 Mr. Chhan: Commissioner Elliott.

18 Mr. Elliott: Yes.

19 Mr. Chhan: Commissioner Marr.

20 One absent. Motion carried.

21 Mr. Shea: Okay. I also want to thank you,  
22 Tha, and the staff for sending me those flowers. I'm  
23 good.

24 Okay. So now we're on Item Number 7. And

1 Item Number 7 indicates the report of the Executive  
2 Director. And is there something that you want to  
3 add to the meeting?

4 Mr. Chhan: I have two separate report. The  
5 first report is with respect to the scatter site  
6 unit. The Lowell Housing Authority re-engaging with  
7 EOHLC to discuss the possibility of disposing the  
8 building of State Housing portfolio. And these last  
9 buildings all alone are between 123 to 144 years old.  
10 It's constructed a long time ago. And the estimate  
11 cost of the deferred maintenance on these 11  
12 building, the best estimate that we have,  
13 \$2.5 million.

14 And the sustained cost of this improvement  
15 on this building (inaudible) and it's not feasible  
16 for the Lowell Housing Authority to continue to  
17 maintain this property at the current fund level that  
18 the state provide us every year, which is \$250,000.  
19 That's about \$1,700 a year per unit. You can't do  
20 anything with \$1,700 each year.

21 So with this current fund it will take us  
22 ten years to complete the program. So what we  
23 propose to the state is to dispose all of these last  
24 buildings and do a replication with new housing

1 units. So agency reject that. It would (inaudible)  
2 based on current pro forma at \$7 million from the  
3 state to move forward with the housing. That's my  
4 first report.

5 My second report is thanks to Jonathan, the  
6 director of capital asset, working with the city, the  
7 city award \$50,000 for the feasibility study of the  
8 geothermal. Feasibility study for the area located  
9 in the (inaudible) indicated to me that come along  
10 with our project. That's the reported project here.  
11 And we will have a press release, drawn press  
12 release. And HEBO stand for Home Energy Business  
13 Obtained. It's originally in the State of  
14 Massachusetts. That's number two of my report.

15 Number three, the Lowell Housing Authority  
16 working with Boston Housing Authority and Chelsea  
17 Housing Authority to form a coalition to apply -- to  
18 send a letter, to send an application to EPA to apply  
19 for CPRG grant. Stands for Climate Pollution  
20 Reduction Grant. And the amount that we're seeking  
21 between our coalition is between 45 to 900 million  
22 dollars. And the funding is for (inaudible). These  
23 fund will enable us to shift from any fossil fuel to  
24 other sustainable alternatives.

1           So those are the reports that I have for the  
2 Board. If there's anything in the paper or anything  
3 like that, we'll wait for the approval.

4           Thank you, that's all I had. If there's any  
5 questions.

6           Mr. Shea: The Chair recognizes Commissioner  
7 Elliott.

8           Mr. Elliott: Thank you, Mr. Chairman.

9           Thank you, Mr. Director, for the report.  
10 Can I just go back to the first item you started  
11 talking about, that was the disposition of the  
12 scatter sites. I'm pleased to hear that the state  
13 reached out. It's been many months since this Board  
14 talked about that, and the 22 sites that exist where  
15 there's such a backlog of deferred maintenance and  
16 challenges of trying to provide any sort of  
17 maintenance of any sort to those sites.

18           It's great to know that, you know, that part  
19 of the project is still on the minds of THCD or  
20 whatever their department, to dispose of them  
21 similarly like we did with the federal sites, was a  
22 successful program. So if you can keep us abreast  
23 and report, you know, anything they need from us in  
24 order to move forward.



1           I thought the pilot program included Lowell  
2 and three other communities that they were going to  
3 do that; is that still the case?

4           Mr. Chhan: I'm not quite sure about that.

5           Mr. Elliott: Okay. I don't know who was  
6 managing it in the prior administration, but I'm sure  
7 there's emails. I may even have some of those  
8 emails, and I'll find it, so we can contact people  
9 over there.

10           I think it's important to replicate them.  
11 We'll be able to still keep them formal, as the other  
12 sites, it's protected cards in the game and, you  
13 know, to relieve the Authority, to improve those  
14 conditions, and relieve us of liability so we can  
15 focus those funds onto something else.

16           Glad to hear it's back on our front burner  
17 and hopefully we'll move forward in a timely manner.

18           Mr. Chhan: Thank you. We will update the  
19 Board where we are. Thank you.

20           Mr. Elliott: That's a good point. Housing  
21 will be front and center. As you know, we went and  
22 testified. So with the bond bill and then everyone  
23 turn over the increase (inaudible).

24           Mr. Shea: Okay. Thank you for those

1 comments. Any questions for the record? Item  
2 Number 7.1.1, 7.1.2.

3 Mr. Chhan: That's the combined report.

4 Mr. Shea: Mr. Director?

5 Mr. Chhan: That's the report I have, part  
6 two.

7 Mr. Shea: We'll take up two, so one motion  
8 for each one of them?

9 Mr. Chhan: One.

10 Mr. Murphy: One each.

11 Mr. Shea: Two motions?

12 Mr. Murphy: Two motions.

13 Mr. Shea: Thank you. Item Number 7.1.1,  
14 motion by Commissioner Elliott, second by  
15 Commissioner Joanie Bernes to accept the report. The  
16 clerk will call the roll.

17 Mr. Chhan: Chairman She.

18 Mr. Shea: Yes.

19 Mr. Chhan: Vice Chair Mony Var.

20 Mr. Var: Yes.

21 Mr. Shea: Commissioner Bernes.

22 Ms. Bernes: Yes.

23 Mr. Chhan: Commissioner Elliott.

24 Mr. Elliott: Yes.

1 Mr. Chhan: Commissioner Marr.

2 Four yeas, one absent.

3 Mr. Shea: Item Number 7.1.2, Commissioner  
4 Mony Var makes that motion, seconded by Commissioner  
5 Joanie Bernes to accept the report of the Director,  
6 Item Number 7.1.2, the clerk call the roll.

7 Mr. Chhan: Chairman Shea.

8 Mr. Shea: Yes.

9 Mr. Chhan: Vice Chair Mony Var.

10 Mr. Var: Yes.

11 Mr. Chhan: Commissioner Bernes.

12 Ms. Bernes: Yes.

13 Mr. Chhan: Commissioner Elliott.

14 Mr. Elliott: Yes.

15 Mr. Chhan: Commissioner Marr.

16 Four yeas, one absent.

17 Mr. Shea: Thank you. Next item on the  
18 agenda is Item Number 7.1.3, motion to approve the  
19 contract recommendation to J.B. Contracting in the  
20 amount of \$55,000, with the Authority's sole option  
21 to renew for two additional one-year contract terms.  
22 And we want to have Rita? Somebody speak to this for  
23 the record?

24 Ms. Brousseau: Good evening. This is a

1 service that I go out to bid for every three years so  
2 that we can have roofs fixed and repaired as we need  
3 it, instead of having to go out to bid every single  
4 time something needs to be done.

5 I received two bids -- no, I received six  
6 bids. Am I on the right one? I received six bids,  
7 and of the lowest was J.B. Contracting. He's a  
8 vendor that's been working with us in the past. Very  
9 pleased with his performance, and wanted to award the  
10 contract to him as the lowest bidder.

11 Mr. Shea: Okay. 17 years?

12 Ms. Brousseau: He's been with us for quite  
13 a while, yes.

14 Mr. Shea: I noticed the bid was 45,000, but  
15 the (inaudible) 55,000, is that because we want that  
16 cushion, because if we go over the 45 we have to  
17 rebid it?

18 In my five years I learned that about three  
19 months ago. Thank you. Well, I think this one, over  
20 the years, speaks for itself. Any comment by any  
21 member of the Board of Commissioners? All set?

22 Thanks, Rita. The report speaks for itself.  
23 17 years, that's a long time. And of course the  
24 10,000 cushion, which I also learned a couple months

1 ago.

2 Commissioner Elliott.

3 Mr. Elliott: I'm sorry. That's a pretty  
4 wide gap between low and high. Is that just the  
5 nature of what's going on in the bidding world? Or  
6 do you see -- is this kind of typical?

7 Ms. Brousseau: For this particular bid, it  
8 is typical because the gentleman that was the low  
9 bidder is the owner and does the work himself. He  
10 doesn't have to pay himself prevailing wage. Where  
11 most of the companies that we're looking at that did  
12 bid do have to pay their employees prevailing wage,  
13 so it does up the ante there.

14 So because he doesn't have to, we're getting  
15 a great price because he's not required to pay  
16 himself prevailing wage.

17 Mr. Elliott: Thank you very much.

18 Mr. Shea: Okay. Thank you very much for  
19 your comments. There's a motion by Commissioner  
20 Elliott to accept 7.1.3, seconded by Commissioner  
21 Joanie Bernes. The clerk will call the roll.

22 Mr. Chhan: Chairman Shea.

23 Mr. Shea: Yes.

24 Mr. Chhan: Vice Chair Mony Var.

1 Mr. Var: Yes.

2 Mr. Chhan: Commissioner Bernes.

3 Ms. Bernes: Yes.

4 Mr. Chhan: Commissioner Elliott.

5 Mr. Elliott: Yes.

6 Mr. Chhan: Commissioner Marr.

7 Four yeas, one absent. Motion carried.

8 Mr. Shea: Okay. Item Number 7.1.4, motion  
9 to approve contract award recommendation to City View  
10 Towers electrical upgrade to Your Electrical  
11 Solution, Inc., Pembroke, Massachusetts in the amount  
12 of \$1,132,500. And that has been -- I suspect that  
13 -- I see my friend Jonathan getting a little antsy  
14 out there.

15 Mr. Goldfield: I'll let Dennis do it if he  
16 wants to.

17 Mr. Shea: Do you have an explanation?

18 Mr. Goldfield: Good evening. Thank you,  
19 Mr. Chairman, members of the Board.

20 So we got three bids. I mean, Rita worked  
21 real hard on this within our team of consultants, and  
22 there was a lot of going back and forth with respect  
23 to the terms and conditions, right into a couple of  
24 -- three different walks-through with potential

1 bidders.

2 I found -- we found, plural, that you can't  
3 just have one walk-through in a project like this.  
4 They really needed to come in. We had to go in a few  
5 times. The asbestos abatement company came back.  
6 And we really spent a lot of time getting questions,  
7 providing answers, and I think we ended up with  
8 something that's very, very good. We ended up within  
9 the 3.7 percent of the estimate. And that's  
10 amazingly well done. So I'm pleased with that.

11 Now the rubber hits the road. It will be  
12 the procurement department will, Rita will be putting  
13 together a contract, like we do the bid bonds,  
14 insurance certificates and everything like that.  
15 We've already checked -- I checked one reference, and  
16 then she checked three references, got good, strong  
17 references on them.

18 We selected this company on the basis  
19 they've done projects like this. You can't expect  
20 everything, so I'm sure there'll be bumps on the road  
21 and as we go down. We're dealing with your rental  
22 equipment that's been there, that's still running the  
23 place. You never know if there's other asbestos that  
24 they'll happen to cross. There's always going to be

1 a few bumps in the road in a project of this size.  
2 But I think we've done our due diligence in  
3 everything we could possibly do in having as much  
4 information to date as possible so that we were able  
5 to get a clean picture to bid this.

6 So we're pleased with it, recommending that  
7 we go forward with the award, and let's see if we  
8 can't get this building back to a hundred percent.

9 Mr. Shea: Well, I'll open it up to the  
10 commissioners. Any question by any commissioner to  
11 Jonathan or Laura?

12 Ms. Giblin: Mr. Chairman, if I could just  
13 add, I think it's important for the Board to know  
14 that the funding for this project came from that  
15 emergency grant we received from HUD, 1.9 million.  
16 So the fact that this came in within three percent of  
17 those cost estimates is unbelievable. Because that  
18 means the grant will cover these repairs, provided  
19 there's no significant change orders and whatnot.  
20 Which is huge for the Authority because we don't have  
21 to use our own capital funds to fund this. So I just  
22 wanted the Board to be aware of that.

23 Mr. Shea: Well, I would ask you -- you  
24 mentioned the 1.9 million, so this is going to be



1 offset. This expenditure will be offset by that 1.9  
2 million.

3 Ms. Giblin: Correct. Built into that  
4 1.9 million was also rental fees, because we're still  
5 renting equipment. And those rental fees will go on,  
6 because there's significant lead times on the  
7 materials for this project. So that's why when we  
8 applied for the grant we applied for the 1.9 and not  
9 just the 1.1 million that they estimated this will  
10 cost. So the difference will be eaten up with the  
11 rental fees that we're paying right now for the  
12 equipment that's in the building.

13 Mr. Shea: So the 1.9 -- we actually don't  
14 get a check, we get a credit.

15 Ms. Giblin: Yes.

16 Mr. Shea: So this gets that credit.

17 Ms. Giblin: Correct.

18 Mr. Shea: Thanks. Four or five months ago  
19 I didn't know where -- we had a conversation, where's  
20 the money? Where's the checks?

21 Ms. Giblin: No, they don't fund money.

22 Mr. Shea: You feel good about this, this  
23 company?

24 Mr. Goldfield: Your Electrical -- it's an

1 interesting name, yes. Positive I suppose. They  
2 have done some small amount of work for us before,  
3 for the facilities department and repairs. They're  
4 not totally unknown to us. I have not worked with  
5 them, but we called a number of references that have  
6 and we got great references on them. So the real  
7 issue comes down to the electricians are going to  
8 come in, do a battle plan, they're going to have  
9 their ways and means of doing the project. And the  
10 rest of it comes down to the backroom finance and  
11 paperwork and chasing certified payrolls and things  
12 like that, we'll see how they do on the paperwork.  
13 But I have positive input on that as well from other  
14 construction. They did a multimillion dollar project  
15 within the State House security system. So that was  
16 one of the references. So if the representative knew  
17 of the security system that was done at the State  
18 House, this is one of the subcontractors, they did  
19 over a million dollars worth of that, the State House  
20 security part two project. So apparently it went  
21 well or we wouldn't have gotten them.

22 Mr. Shea: Well, it is pretty close.

23 Mr. Goldfield: Yeah, interesting the way it  
24 came out. So that tells you probably --

1           Mr. Shea: Any questions? Commissioner  
2 Elliott.

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

4           So the intersection has been met right up  
5 against the construction budget of the (inaudible).

6           Mr. Goldfield: Yes. Oh, you're looking at  
7 the SSMMT? I mean, the bids went in that close to,  
8 you know, 1 million -- you know, they round up to 1  
9 million 92,000. So we're at 1 million 132 and that's  
10 pretty -- like 3.1 percent.

11           Mr. Elliott: So we don't expect too many  
12 change orders?

13           Mr. Goldfield: I don't expect them, but  
14 it's a 1973 building, then you don't know what you're  
15 going to get into until they start doing demolition  
16 and pulling things. I'm going to say I don't expect  
17 major change orders. I think we've done a very good  
18 job of basically doing the forensics and Inferred  
19 having installed the rental system. We had a very  
20 good picture of what they had to do. Brian Dean  
21 remembers what went on, so we got the opportunity to  
22 participate early on --

23           Mr. Elliott: (Simultaneous-crosstalk) take  
24 a walk-through?

1           Mr. Goldfield: Oh, several. Several.  
2           That's my point. We went through there two or three  
3           times with different vendors and their subs as well.  
4           The only unknown that we have is a certain  
5           panel, like Verizon that handled the telephone  
6           intercom system and things like that, that we have no  
7           real control over. Because it's kind of legacy  
8           systems. We'll see how that -- what we're basically  
9           going to do with those is we're going to call those  
10          companies to take care of those pieces that are not  
11          really part of the scope.

12          Mr. Elliott: Okay. Thank you. Thank you,  
13          Mr. Chair.

14          Mr. Shea: We still have the electrical  
15          generators?

16          Ms. Giblin: No. There are no generators.  
17          I believe what we're renting is --

18          Mr. Murphy: Yes. And the cables.

19          Mr. Shea: Is that costing like 50,000 a  
20          month?

21          Ms. Giblin: Yeah, the cost actually did go  
22          down. Brian Dean had called them because a portion  
23          of that rental fee was for cables that we were  
24          renting. And he called them and said basically we've

1 already bought the cables so can we drop the cables  
2 from the rental fee? So they did. So right now  
3 we're paying 88,000 every three months.

4 Mr. Shea: Every three months.

5 Ms. Giblin: Yes.

6 Mr. Shea: So we've paid over 5,000.

7 Mr. Goldfield: Yeah. Didn't have much  
8 option.

9 Mr. Shea: Okay. Thank you very much for  
10 the report, participation and results. So,  
11 therefore, Commissioner Rodney Elliott, seconded by  
12 Commissioner Mony Var moves to accept Item 7.1.4.  
13 The clerk will call the roll.

14 Mr. Chhan: Chairman Shea.

15 Mr. Shea: Yes.

16 Mr. Chhan: Vice Chair 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 Four yeas, one absent.

24 Mr. Shea: Next on the agenda is 7.1.5. The

1 Chair has been notified by the Director that we're  
2 pulling 7.1.5 until next month. There's a delay  
3 pertaining to additional notification that has to be  
4 received by the Housing Authority. So 7.1.5 is  
5 delayed until the March meeting.

6 Next time on the agenda is 7.1.6, motion to approve  
7 contract award recommendation for envelope  
8 replacement and bath ventilation to Ray Services,  
9 Broadway Street in the amount of \$224,500. And we  
10 have with us Laura.

11 Ms. Watts: Good evening.

12 Mr. Shea: Good evening. So tell us a  
13 little bit about this item, please.

14 Ms. Watts: Okay. So this is the state  
15 property, 22 through 24 Ware Street. As you know, we  
16 do our budgets for state three years in advance,  
17 where federal is five years. So this has been on our  
18 budget for quite some time. And there are residents  
19 living, families living within this building. There  
20 is significant mold in the bathrooms that will be  
21 addressed within this project. Venting the bathrooms  
22 through the roof, and the roof will help us if and  
23 when this property is sold, should that go forward.

24 Happy to answer any questions you may have.

1 Mr. Shea: Okay.

2 Ms. Watts: I do want to add one thing, that  
3 in addition to formula funding we are receiving  
4 compliance funding for the ventilation of the  
5 bathrooms. So that's an additional grant above and  
6 beyond what we are given through our regular budget.

7 Mr. Shea: Do you have an explanation as to  
8 why the other bid was almost double? Just a guess?

9 Ms. Watts: You know, it is a very strange  
10 market these days. Some people -- and we are getting  
11 out late to bid. A lot of projects are bid earlier,  
12 in December for the spring and summer. And when  
13 we're a little late to the party, people think my  
14 federal's full but if I could get it for this I might  
15 be happy to do it, and bring on more people. So this  
16 time of year we do see people throwing things against  
17 the walls to see what will stick.

18 But we have confidence in the vendor, based  
19 on EOHLIC experience with them, and on previous  
20 projects, and the references we were able to collect.

21 Mr. Shea: Okay. Well, I think that's good.  
22 The report -- great, that's what we want. With that  
23 being the case, motion by Joanie Bernes --  
24 Commissioner Joanie Bernes, seconded by Commissioner

1 Mony Var to accept Item 7.1.6. The clerk will call  
2 the roll.

3 Mr. Chhan: Chairman Shea.

4 Mr. Shea: Yes.

5 Mr. Chhan: Vice Chair Mony Var.

6 Mr. Var: Yes.

7 Mr. Chhan: Commissioner Bernes.

8 Ms. Bernes: Yes.

9 Mr. Chhan: Commissioner Elliott.

10 Mr. Elliott: Yes.

11 Mr. Chhan: Commissioner Marr.

12 Four yeas, one absent.

13 Mr. Shea: The next item is I'm 7.1.7,  
14 motion to approve National Grid fee for AMP 2  
15 electrical distribution in the amount of \$266,060.90.  
16 You even have the cents in there. With that being  
17 the case, we have Laura Watts, our capital asset  
18 manager who's going to speak on behalf of this.

19 Ms. Watts: Yes, this is a project that we  
20 talked a great deal about in preparation for  
21 upgrading the existing electrical infrastructure  
22 throughout the entire AMP 2 known as Highland  
23 Parkway. Right now we have a prior lead to a pole  
24 that is on Chelmsford Street. The Housing Authority



1 owns everything beyond that pole, which is a  
2 secondary feed. So this amount here is the cost for  
3 them to bring that primary service to transformers  
4 around the development. There will be ten.

5 So National Grid will own the feed to each  
6 of those transformers. And then anything beyond that  
7 is considered the secondary, which the Housing  
8 Authority will own. But it will help us avoid a  
9 catastrophic failure in the future like we  
10 experienced in the winter of 2020.

11 Happy to answer any questions.

12 Mr. Shea: You know National Grid is the --

13 Ms. Watts: I'm sorry?

14 Mr. Shea: You go to National Grid, it's  
15 either them or nobody.

16 Ms. Watts: Exactly.

17 Mr. Shea: Okay. That being the case, I  
18 don't see any question on this item. Okay. Item  
19 Number 7.1.7, Commissioner Rodney Elliott moves to  
20 accept that, seconded by Commissioner Mony Var. The  
21 clerk will call the roll.

22 Mr. Chhan: Chairman Shea.

23 Mr. Shea: Yes.

24 Mr. Chhan: Vice Chair Mony Var.

1 Mr. Var: Yes.

2 Mr. Chhan: Commissioner Bernes.

3 Ms. Bernes: Yes.

4 Mr. Chhan: Commissioner Elliott.

5 Mr. Elliott: Yes.

6 Mr. Chhan: Commissioner Marr.

7 Four yeas, one absent. Motion carried.

8 Mr. Shea: And the next item on the agenda  
9 is Item Number 7.1.8, motion to accept certificate of  
10 substantial completion for EOHLIC project at 576 - 610  
11 Lakeview Avenue. And, again, Laura.

12 Ms. Watts: Okay. Third time's a charm.

13 So this basically starts the warranty period  
14 for all the work that was done on the ModPHASE  
15 project. We do have a small punch list that due to  
16 the weather we had to postpone until the spring.  
17 Simple things like additional grass seed, a bunch of  
18 it was washed out with all the rain that we had. And  
19 paint touchups. Very minor details.

20 Mr. Shea: This item started a long time  
21 ago.

22 Ms. Watts: Yes.

23 Mr. Shea: A couple years ago.

24 Ms. Watts: Mm-hmm.

1           Mr. Shea: We got it marked, it's part of  
2 this whole catastrophe. That's what we're -- but  
3 anyhow, it was a lot of work out there. Was it two  
4 years ago or three years ago?

5           Ms. Watts: Yeah, so the ModPHASE is  
6 ModPHASE 2020 and that was a grant. So it was a  
7 challenging project. Any time you put a shovel in  
8 the ground around these neighborhoods you're not sure  
9 what you're going to find. The good news is the over  
10 \$200,000 that we wrapped up in disposal fees for the  
11 soil itself and putting in water infiltration tanks  
12 was covered by compliancy funding. So that did not  
13 come out of our formula funding. EOHLIC has been very  
14 good in helping us finding additional grants in  
15 covering these unexpected cost.

16           Mr. Shea: That was really neat, that you  
17 were able to get that back to credit.

18           Ms. Watts: Yes.

19           Mr. Shea: You know, it's the smaller things  
20 go unnoticed, the Board notices.

21           Ms. Watts: Thank you. There's always a  
22 way. There's a will, there's a way. That's why you  
23 fight for as much as you can get.

24           Mr. Shea: Any other questions? Thank you,

1 Laura.

2 Ms. Watts: Thank you.

3 Mr. Shea: Commissioner Joanie Bernes makes  
4 a motion to accept Item Number 7.1.8, seconded by  
5 Commissioner Mony Var, and the clerk will call the  
6 roll.

7 Mr. Chhan: Chairman Shea.

8 Mr. Shea: Yes.

9 Mr. Chhan: Vice Chair Mony Var.

10 Mr. Var: Yes.

11 Mr. Chhan: Commissioner Bernes.

12 Ms. Bernes: Yes.

13 Mr. Chhan: Commissioner Elliott.

14 Mr. Elliott: Yes.

15 Mr. Chhan: Commissioner Marr.

16 Four yeas, one absent.

17 Mr. Shea: That being the case, move on to  
18 Item Number 8 which is old business. Any old  
19 business?

20 Mr. Chhan: No old business, Mr. Chairman.

21 Mr. Shea: Okay. Next item is Item Number  
22 9, new business. Under (a) motions of the Board  
23 members. Any motions of the Board members?

24 Mr. Chhan: No motions from Board members.

1           Mr. Shea: And then on Item Number 9(b),  
2 propose to change the regular meeting of the Board of  
3 Commissioners from April 10th to April 17th. So that  
4 will be the third Wednesday of April.

5           And so with that being the case, we'll have  
6 an official motion to accept Item 9.b.2 to change the  
7 date of April 10th to April 17th. Mony will get his  
8 tax returns done.

9           There's a motion on 9(b) by Commissioner  
10 Rodney Elliott, second by Commissioner Joanie Bernes  
11 as to 9.b.2, the clerk will call the roll.

12           Mr. Chhan: Chairman Shea.

13           Mr. Shea: Yes.

14           Mr. Chhan: Vice Chair Mony Var.

15           Mr. Var: Yes.

16           Mr. Chhan: Commissioner Bernes.

17           Ms. Bernes: Yes.

18           Mr. Chhan: Commissioner Elliott.

19           Mr. Elliott: Yes.

20           Mr. Chhan: Commissioner Marr.

21           Four yeas, motion carries.

22           Mr. Shea: Next, Item Number 10 is motion to  
23 adjourn. The Chair just wants to make an  
24 announcement, that the next meeting of the Board of

1 Commissioners will be held on Wednesday, March 6th at  
2 5:00 p.m. at the Mercier Center. And it will be our  
3 annual meeting and the election of a new chair.

4 With that being the case, the clerk will --  
5 I'll have Commissioner Rodney Elliott make the motion  
6 to adjourn, seconded by the Commissioner Mony Var,  
7 and the clerk will call the roll.

8 Mr. Chhan: Chairman Shea.

9 Mr. Shea: Yes.

10 Mr. Chhan: Vice Chair Mony Var.

11 Mr. Var: Yes.

12 Mr. Chhan: Commissioner Bernes.

13 Ms. Bernes: Yes.

14 Mr. Chhan: Commissioner Elliott.

15 Mr. Elliott: Yes.

16 Mr. Chhan: Commissioner Marr.

17 Four yeas.

18 Mr. Shea: Thank you. Good night.

19 (Whereupon the Board of Commissioners  
20 meeting adjourned.)  
21  
22  
23  
24

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