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LOWELL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MARCH 7, 2024

Mercier House
21 Salem Street
Lowell, Massachusetts

-- Reported 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

10 Sherry Giblin, Chief Financial Officer

11 Brian Akashian, General Counsel

12

13 Presentations by:

14 Laura Watts, Capital Asset Manager

15 Jonathan Goldfield, Capital Asset Manager

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

2 Mr. Shea: Okay. I guess we're all set. I
3 didn't realize that we're -- time was going by too
4 quickly.

5 Let's see -- okay. I guess it's time, being
6 five after five, it's time to open up the meeting of
7 the Board of Commissioners of the Lowell Housing
8 Authority here on March 7th. And with that being the
9 case, I'll have the clerk call the roll, please

10 Mr. Chhan: Chairman Shea.

11 Mr. Shea: Present.

12 Mr. Chhan: Vice Chair Mony Var.

13 Mr. Var: Here.

14 Mr. Chhan: Commissioner Bernes.

15 Ms. Bernes: Here.

16 Mr. Chhan: Commissioner Elliott.

17 Ms. Willis: He's on but not responding.

18 Mr. Chhan: Present.

19 Commissioner Marr.

20 Three yea, one present, and one absent.

21 Thank you.

22 Mr. Shea: Quorum being present, the meeting
23 will proceed.

24 I also want to bring to the attention that

1 Attorney Brian Akashian is here tonight, the law
2 associate of Mr. Murphy. Everybody knows that
3 Mr. Murphy is general counsel of Lowell Housing
4 Authority, and we welcome Attorney Akashian.

5 Before getting started on any item,
6 including Item Number 1, I just want, for the record,
7 to indicate that the Lowell Housing Authority
8 community has lost one of its strong soldiers, Donny
9 McGillicuddy. And with that being the case I'd just
10 like to have a moment of silence in memory of Donny
11 McGillicuddy.

12 Thank you.

13 I'll have something more to say about Donny
14 at the appropriate time later on in the agenda.

15 The first item on the agenda is the approval
16 of the minutes of the Lowell Housing Authority
17 meeting that was held on February 14th, 2024.
18 Representative -- Commissioner Joanie Bernes makes
19 the motion to accept it, seconded by Vice Chairperson
20 Mony Var, and the clerk will call the roll.

21 Mr. Chhan: Chairman Shea.

22 Mr. Shea: Yes.

23 Mr. Chhan: Vice Chair Mony Var.

24 Mr. Var: Yes.

1 Mr. Chhan: Commissioner Bernes.

2 Ms. Bernes: Yes.

3 Mr. Chhan: Commissioner Elliott.

4 Commissioner Marr.

5 Three yeas, one present, one absent.

6 Mr. Shea: Thank you. Item Number 2,
7 Mr. Clerk, is there any resident correspondence?

8 Mr. Chhan: There's no resident
9 correspondence, Mr. Chairman.

10 Mr. Shea: Thank you. Item Number 3 is
11 resident organization.

12 Mr. Chhan: There's none, Mr. Chairman.

13 Mr. Shea: Thank you. Item Number 4 is
14 subcommittee reports. Any subcommittee reporting
15 today?

16 Mr. Chhan: There's none.

17 Mr. Shea: Okay. Thank you. Next item is
18 Item Number 5, the finance and audit report. And our
19 chief financial officer, Sherry Giblin, will express
20 to us publicly the details of that report. Mrs.
21 Giblin.

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

23 The Authority's operating statement for the
24 period ending January 31st, 2024 were provided to the

1 Board for their review. Our four federal AMPs remain
2 revenue producing; however, there was a decrease in
3 operating gains of \$100,000 in January. This is
4 mainly due to the decrease in operating subsidiary.

5 Rent across all four AMPs remain over
6 budget. Subsidiary is under budget through January.
7 As previously reported, operating fund proration
8 decreased to 87 percent in January. This proration
9 is based on the lowest of the current congressional
10 2024 budget proposals.

11 Expenses across all AMPs are within budget
12 tolerance through January, with most expenses well
13 below budgeted estimates. This is not indicative of
14 true savings, but timing issues of larger contracts,
15 utilities, quarterly obligations, and year-end
16 activity.

17 Utilities remain under budget at the end of
18 January. Our maintenance lines are under budget in
19 all categories across all major programs except for
20 AMP 3. AMP 3 is realizing budget overruns in
21 maintenance labor and contracts.

22 Insurance and benefits are within budget
23 tolerance. Our general expense category is also
24 under budget across all AMPs due to collection loss

1 deferral until year end.

2 The 667-2B Concord River Mill Program is
3 revenue producing to date. Rent remains slightly
4 over budget; however, subsidies are under budget due
5 to vacancies that have now been leased up. Mass
6 Housing has approved a contract rent increase for
7 this development effective February 1st, 2024.

8 Our state consolidated program is realizing
9 a net loss through January. This loss is entirely
10 due to OPEB expenses that are not budgeted per state
11 guidelines.

12 Our central office program is realizing a
13 net loss through January. Management fees are in
14 line with budget estimates. Other income is under
15 budget in skilled labor billing due to a vacant
16 position that has been filled.

17 Admin costs and insurance benefits are
18 within budget tolerance. Our maintenance line item
19 remains under budget.

20 Our Section 8 program is operating above
21 budget estimates. Admin fees are slightly over
22 budget. Admin expenses are under budget through
23 January. Insurance and benefits are within budget.
24 And our other general expense category is over budget

1 due to HOPWA grant.

2 At this time I'd open it up to any questions
3 from the Board.

4 Mr. Shea: Thank you for those remarks. Any
5 question to our chief financial officer? I guess
6 not. With that being the case, Commissioner Rodney
7 Elliott makes the motion to accept the report,
8 seconded by Commissioner Joanie Bernes. The clerk
9 will call the roll.

10 Mr. Chhan: Chairman Shea.

11 Mr. Shea: Yes.

12 Mr. Chhan: Vice Chair 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 Four yeas, one absent. Motion carried.

20 Mr. Shea: Next item is the report of the
21 Chair. And I'd like to take an opportunity just to
22 say a few words for the record.

23 Since this is my last meeting as the
24 chairman of the Board of Commissioners I just want to

1 put into the record a couple items that I thought may
2 be worthwhile to reflect on in the future. And
3 there's a lot I could say, but, you know, usually
4 when I say I'm going to speak for 5 minutes it goes
5 for 15, so I'll just try to cut this short.

6 I see Sherry just smiled and Tha's in
7 agreement. The bottom line is yeah, I just want to
8 make some comments about being together with my
9 colleagues up here, with the Board of Commissioners,
10 because I think it's proper to reflect on some of the
11 items that have taken place probably in the last 20
12 or 30 months. Particularly the last 12, 13 months.
13 And so believe it or not, I actually sat down, I had
14 to write some notes for myself. There's so much I
15 could talk about that I'm going to limit myself to
16 just a few areas. And as the record indicates, this
17 is my third year as being the chairman of the board.
18 Prior to that Commissioner McMann was the chairman
19 and prior to that I think it was Commissioner Howard.

20 And so it's just, in my point of view, and
21 once again this is just my point of view, and I could
22 be totally wrong or maybe half right, but I do want
23 to express what I think. I think there's been a lot
24 accomplished here with the Board of Commissioners,

1 and particularly in the last 15, 16 months.
2 Particularly 13 months ago with the election of the
3 new director to bring us in a new direction. And
4 when I think about when I first came on the Board,
5 the first year and the second year, then I got more
6 involved with the finance committee and I got more
7 involved in the Authority, it just seemed to me that
8 if you stopped and think about -- just privately, you
9 stopped and think about where we were two or three
10 years ago and where we are today, I think it's a
11 revamping of the Lowell Housing Authority both in the
12 union as well as the nonunion staff. And I think
13 it's all been heading in the right direction.

14 You know, if you take a look at what the
15 finance committee recommended when it comes to how we
16 treat our employees financially, I think there's been
17 a remarkable improvement because we basically fall
18 back on what we call the degree of responsibility. I
19 think we now pay our employees probably a living wage
20 that is based on the degree of responsibility. It's
21 not based on a personalty. It's based on the job
22 that you have to do. And in my point of view,
23 working with Commissioner Mony Var and the finance
24 committee, I think that we've been able to indicate

1 to the employees in a monetary way our appreciation
2 for their efforts. Because I had a feeling two or
3 three years ago that that may not be the way that
4 some people looked at things.

5 However, when you stop and think about where
6 we were with the union, for instance, in the last
7 three years this Board of Commissioners, under the
8 direction of -- particularly the last year and a half
9 under the direction of Tha Chhan, we've given the
10 Board of Commissioners just a decent pay raise that
11 accumulates to probably 13 and a half percent. But
12 let me assure you, that's a heck of a lot better than
13 the past history. And I do think that when you see
14 the content that there is in the union, and I checked
15 the record as recent as three days ago, the union has
16 not filed a grievance against the Board in the last
17 two and a half years. I won't go into what happened
18 prior to that. But there was a change in the
19 direction of the union, there was a change in the
20 direction of the Board of Commissioners with respect
21 to paying our employees a decent wage. And you take
22 that into consideration, that's a plus. And it's
23 been driven home particularly by Tha Chhan who, as
24 the head of the administration office -- admission

1 office, I should say, which is now in the capable
2 hands of our new head, Alisen Purtell, he would come
3 into a meeting with us at the finance meeting and say
4 here are the salaries I'd like for my employees. And
5 I think history would prove, he won every battle.
6 And that's because he wanted to pay the employees
7 along the lines of the degree of responsibility.

8 And so I think that this Board has set the
9 record straight with respect to their point of view
10 on how we treat our employees. And I do think we
11 treat our men better, and I think we're treating our
12 women a heck of a lot better. And I don't want to go
13 too far into that.

14 But I do think the record ought to indicate
15 that, and it's nothing to do with any individual, a
16 member of the Board of Commissioners, it has to do
17 with the full Board. Everything that has been
18 recommended by the finance committee under
19 Commissioner Mony Var has to be voted on by the
20 Board.

21 And so with that being the case, I think
22 leaving as chairman I can leave saying in my -- being
23 self-serving maybe, I can say I did the best I could
24 to be helpful in trying to stabilize the Lowell

1 Housing Authority. And I notice there's a couple
2 property managers here tonight. And three years ago
3 I made a statement that the most valuable employee to
4 the Lowell Housing Authority are the property
5 managers. If you don't have good property managers
6 out there protecting our 1,800 units and 5,000
7 residents, you don't have a shot of succeeding. We
8 have great property managers and we remunerated them
9 on a degree of responsibility. So I'm glad to be a
10 participant in that conclusion.

11 I'll just close by saying that -- I think I
12 may have mentioned it earlier, but sometimes I repeat
13 myself. I grew up across the street in the North
14 Common Village. I played at O'Brien Terrace
15 football. I swam in the swimming pool at the North
16 Common. I am so proud of being a resident of the
17 Acre and growing up in public housing. I am really
18 proud of that. . My mother with my three brothers,
19 after my father got killed. And to be the
20 commissioner of the Lowell Housing Authority is a
21 tremendous accomplishment, that I look at it that
22 way. A tremendous accomplishment. And I thank the
23 city manager for appointing me and reappointing me.
24 And I thank the -- I guess the employees for putting

1 up with me. But to be the chairman of the Lowell
2 Housing Authority when seven years ago I shined shoes
3 down the street for 10 cents a shine. That's a
4 tremendous accomplishment, if I have to say so.

5 And so with that being the case, those are
6 the report of the chair, and those are the report of
7 chairman as he concludes his term as chairman of the
8 Board of Commissioners.

9 So with that being the case, Commissioner
10 Rodney Elliott, seconded by Commissioner Joanie
11 Bernes moves to accept my remarks, and the clerk will
12 call the roll.

13 Mr. Chhan: Chairman Shea.

14 Mr. Shea: Yes.

15 Mr. Chhan: Vice Chair Mony Var.

16 Mr. Var: Yes.

17 Mr. Chhan: Commissioner Bernes.

18 Ms. Bernes: Yes.

19 Mr. Chhan: Commissioner Elliott.

20 Mr. Elliott: Yes.

21 Mr. Chhan: Commissioner Marr.

22 Four yeas, one absent. Motion carried.

23 Mr. Shea: Next item on the agenda is Item
24 Number 7. 7-1, the report of the executive director.

1 Mr. Director.

2 Mr. Chhan: Thank you. Just to piggyback on
3 what Mr. Chairman mentioned, it has been one full
4 year since we had our annual report and under -- well
5 Mr. Chairman and commissioners, under your
6 leadership, your guidance, and your direction and
7 your support, despite many challenges, the Lowell
8 Housing Authority team has been able to accomplish
9 many projected goals set forth in our annual plan or
10 the five-year plan. With that, on behalf of the
11 residents of the Lowell Housing Authority, on behalf
12 of the program participant and the Lowell Housing
13 Authority staff, I'd like to thank you for your
14 strong commitment and dedication through all these
15 years.

16 Today it is with great pleasure that I
17 present to you the annual report of the Lowell
18 Housing Authority, 26 pages that I think is in front
19 of you right now.

20 Without getting into the specific detail of
21 the report, I just want to highlight the challenges
22 and the accomplishment of the Housing Authority
23 throughout fiscal year 2023/2024. But another
24 important component that I want to highlight is the

1 outstanding performance of the Lowell Housing
2 Authority team that comprise the Housing Authority
3 staff and maintenance staff, and including general
4 counsel team that Brian Akashian and Attorney Kevin
5 Murphy, and my esteemed colleague that's sitting
6 right next to me here and behind me, everyone here,
7 thank you.

8 Housing Authority would not have been able
9 to accomplish such goal without their hard work,
10 without their persistent effort, coming into work
11 each and every day responding to the need of our
12 residents. With that I would like to thank the
13 entire Lowell Housing Authority team for the
14 commitment and the dedication, and also congratulate
15 for the job well done. Thank you guys. Thank you.
16 Good job. (Applause.)

17 Now, I'm going to probably be really brief
18 because of time. In this fiscal year 2024/2025
19 promise another exciting year for our team, of
20 course. We hold great hope and optimism, and looking
21 forward to the challenges and opportunities that lie
22 ahead.

23 Mr. Chairman and commissioners, rest assured
24 that our team will remain focused on our mission to

1 provide quality of life for our residents. And as
2 always, we look forward to your leadership, your
3 direction, your guidance and support. And we'll
4 continue to carry the Board mandate set forth in our
5 strategic plan and approved by the Board.

6 Thank you very much.

7 Mr. Shea: Thank you very much. Very
8 inspiring. Any questions to the Director pertaining
9 to his report? I'm impressed with the report. I'm
10 really impressed with some of the pictures. Wholly
11 mackerel, I didn't know Mark looked so good.

12 Mr. Elliott: Photo shopped.

13 Mr. Shea: Talk about attention. I'm
14 looking at myself when I was 30 pounds heavier. Man,
15 I look pretty good too. Thank you for the report. I
16 mean, it's easy reading. It's pretty informative.

17 Mr. Chhan: Thank you.

18 Mr. Shea: I mean, it's just great stuff.
19 But yeah, it's really good. Whatever it may be, I've
20 said it three or four times. I can't say it a fifth
21 time.

22 With that being the case, Commissioner
23 Rodney Elliott moves to accept the report, seconded
24 by Commissioner Mony Var, and the clerk will call the

1 roll.

2 Mr. Chhan: Chairman Shea.

3 Mr. Shea: Yes.

4 Mr. Chhan: Vice Chair Mony Var.

5 Mr. Var: Yes.

6 Mr. Chhan: Commissioner Bernes.

7 Ms. Bernes: Yes.

8 Mr. Chhan: Commissioner Elliott.

9 Mr. Elliott: Yes.

10 Mr. Chhan: Commissioner Marr.

11 Four yeas, one absent. Motion carried.

12 Mr. Shea: Okay. Next item on the agenda is

13 Item 7.1.2, and it has to do with the motion to

14 accept the Community Preservation Act, which is the

15 CPA grant in the amount of \$150,000 for the Hadley

16 House. And it's nice to see that on the agenda. I

17 do know that Laura has been working on this from day

18 one, it's been a couple years now, and once again,

19 some money -- I see Laura here, did you want to make

20 remarks for the record?

21 Like this is the first step of many steps, I

22 guess we can say. Thank you, Laura.

23 Ms. Watts: You're welcome. Good evening.

24 Yeah, so we were honored by the City of Lowell

1 Community Preservation by -- with this \$150,000 grant
2 to be used towards the Hadley House. You mentioned
3 this is the first step, we are still hoping to come
4 with DCR on terms for the land that the house sits
5 on. So we're kind of at a standstill until that
6 happens, but we have these funds to help us move
7 forward once it does.

8 Mr. Shea: I know Attorney Murphy was
9 working with the state on trying to get this resolved
10 with respect to what the value was on the land. I
11 was just wondering, Tha, do you have any update on
12 that? Maybe Attorney --

13 Mr. Chhan: It is still pending. We're
14 waiting for the -- of course the team engage, the
15 team discussion. The process of buying the land is
16 still there, has not been completed yet. So we are
17 still waiting at this point.

18 Ms. Watts: Yeah, essentially the ball is in
19 DCR's court.

20 Mr. Shea: Right. I know that he gave us a
21 report not long ago indicating that there is some
22 back and forth with respect to what's the value, but
23 okay. We'll gather some more information. But the
24 150,000, that comes -- that's held as a credit. Is

1 there any termination date for that?

2 Ms. Watts: Not that I'm aware of. No.

3 Mr. Shea: It's funny, I'm the housing
4 representative of the city. I got appointed by
5 Director Wallace, and I'm on that committee. But
6 when we vote on that -- when we have the public
7 hearings we vote, then we take everything and it goes
8 to the city council. And then they make a decision
9 as to what they want to give us, and then it goes to
10 the manager. It's kind of -- it's a winding road.

11 But anyhow, I just want to say for the
12 record, I want to thank you for your effort because
13 you've been on this since day one. And it's a
14 challenging project, those four units -- four,
15 five units for our veterans. It's a very challenging
16 project and it's going to be a very costly project.
17 But I want to thank you for your tenacity in
18 following up with what's going on out there.

19 Ms. Watts: Thank you. It's an exciting
20 project. I'm happy to be a part of it and look
21 forward to moving it forward.

22 Mr. Shea: All right. Thank you. So with
23 that being the case, Item Number 7.1.2, Commissioner
24 Mony Var moves -- seconded by Commissioner Joanie

1 Bernes moves to accept Item 7.1.2, and the clerk will
2 call 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. Motion carried.

13 Mr. Shea: Okay. Thank you. Next item on
14 the agenda is Item 7.1.3, motion to approve award
15 recommendation, City View Tower courtyard
16 improvements to Belko Landscaping in the amount of
17 \$229,500. And these people have been around in the
18 past and here again in the future.

19 Did you want -- did you want to say
20 something on that too, Laura? I see Rita, she's
21 smiling. She's probably saying leave me alone.

22 Ms. Watts: No, I drew the short straw.

23 Yes, this is another collaboration. The
24 designer on this is the Waterfield Design Group.

1 They did the front courtyard here and the exterior
2 improvement. They also recently did the new egress
3 over at the garage on Moody Street. And luckily
4 Belko won the bid, so this is a winning team that
5 we've had lots of success with on other projects.

6 Mr. Shea: Have you done -- have they done
7 work for us before?

8 Ms. Watts: Yes, they have. Yes, Belko did
9 the -- did the site work here at the Mercier Center,
10 and they did the new egress entry to the garage over
11 at City View Tower. So this will be our third
12 project with Belko and Waterfield Design Group as a
13 team.

14 Mr. Shea: Okay. Well, that speaks for
15 itself.

16 Ms. Watts: Thank you.

17 Mr. Shea: Your recommendation speaks for
18 itself.

19 With that being the case -- any questions by
20 any member of the Board of Commissioners? If not,
21 Commissioner Joanie Bernes, seconded by -- makes a
22 motion to accept Item Number 7.1.3, seconded by
23 Commissioner Rodney Elliott. The clerk will call the
24 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. Motion carries.

11 Mr. Shea: Next item is Item Number 7.1.4,
12 motion to approve contract award for North Common
13 Village boiler replacement to Performance Plumbing
14 and Heating in the amount of \$608,824.

15 Mr. Goldfield: It's our project, so we
16 delegated.

17 So good evening, thank you. Jonathan
18 Goldfield. So this is the project that is being
19 funded for the most part by the CBG funds from the
20 city. So we had -- normally when we do a project
21 like this we start two years ahead of time, it goes
22 into the budget, we get a design team together, we go
23 through that whole project. This was accelerated
24 into just a few months. And every 15 minutes the

1 Executive Director would ask me are we a hundred
2 percent sure we're going to pull this off? And every
3 time he asked me I'd say I'm 98 percent sure, because
4 you never know if you're going to have another flood.
5 We didn't. So we got -- we went out, we secured a
6 designer, Steve Crowley. We had a number of walk-
7 throughs over at our boiler building at 361 Adams
8 Street. And ultimately went out to bid, got four
9 strong bids in that you -- I believe you have that in
10 your packet. That's the low bidder, eligible
11 responsible low bidder, this RO, \$608,824. And that
12 includes everything that we wanted to include.

13 We added a fourth water heater. Originally
14 -- so we're somewhere in the 10,500,000 BTU range.
15 It's a very large project. This is all the domestic
16 hot water for all 506 apartments at the North Common
17 Village. So we're very excited about it. We got
18 good references on the plumbing company, Performance
19 Plumbing and Heating. They were at the bid opening
20 so we had a chance -- the CFO, Sherry Giblin and
21 myself, and Rita had an opportunity to ask questions
22 of the general contractor who was winning this bid.
23 The engineer, Steve Crowley, made sure that they
24 understood the scope of the project. And they

1 understood that the guideline -- the timeline is very
2 quick. The city needs to spend this money before the
3 summer, and we have every belief that we'll be able
4 to make this happen. And we have the funds, we're
5 ready to go. The notice to proceed will go out as
6 soon as we have the contract in hand. And we're very
7 grateful for this project, for the city for giving us
8 this money. It's the first time, I believe, since
9 I've been here anyway, that we got CBG funds. Which
10 is also HUD funding, but a different pot. And the
11 fact that we are public housing, low income, just
12 puts a feather in the city's cap as well, as the
13 money's being dedicated to that type of project
14 because that's what CBG is for as well.

15 So we're very happy for this project.

16 Mr. Shea: Sherry, can you tell us what
17 funding we have available for this particular
18 project?

19 Ms. Giblin: As Jonathan noted, it's coming
20 from the City of Lowell. A grant from the City of
21 Lowell. It's a HUD grant that flows through the city
22 to us.

23 Mr. Shea: We get a credit.

24 Ms. Giblin: Well, so this one is a little

1 different. We will never see this money. We will
2 just take our invoices and submit them to the city.
3 The city will pay all the invoices on our behalf.
4 Nothing goes through our bank account.

5 Mr. Shea: Okay. Nothing -- okay.

6 Ms. Giblin: So the city holds all the
7 funding. We submit everything to the city. They
8 will pay everything on our behalf.

9 Mr. Shea: I know last week when I talked to
10 Tha about this we were waiting to see what the bid
11 would be. We didn't know about the availability of
12 the money. And apparently from what it looks like,
13 this is kind of a favorable number.

14 Mr. Goldfield: Oh, very. Yeah.

15 Ms. Giblin: Yeah.

16 Mr. Goldfield: I can break it down for you
17 a little bit more if you'd like. The original grant
18 from the city is \$550,000. We allocated 200 of our
19 own capital funding in case. We may be able to get a
20 little bit more. We'll see. That's been discussed
21 as well.

22 Mr. Shea: Can you tell us, for the record,
23 when you expect to get started?

24 Mr. Goldfield: Sure.

1 Mr. Shea: It's a massive production.

2 Mr. Goldfield: Yeah. Yeah, in April.

3 Mr. Shea: And when they expect to finish?

4 Mr. Goldfield: We should be finished by
5 June. Again, we expect to start in April.

6 Mr. Shea: Really?

7 Mr. Goldfield: Yeah, really. We spoke with
8 the plumbing contractor -- I always understood that
9 the lead time for this type of equipment was pretty
10 quick. When I talked to one of the manufacturers
11 before we even started -- I didn't want to start this
12 process unless we could ascertain that it was going
13 to happen. That it was -- we had -- that the
14 preponderance of the evidence yielded a likelihood
15 that we would get the equipment in time, within the
16 time frame. And the manufacturer, Lochinvar in this
17 case, said yeah, normally it's a four to six week
18 lead time for this equipment. You should be able to
19 pull this off. We confirmed that with the engineer
20 as well.

21 We decided that we are going to go forward
22 with this project. And the plumbing contractor that
23 we're hiring here confirmed that at the bid opening,
24 that the material's readily available. That is

1 always our fear, like with our projects, gee, is it
2 going to be a 52-week lead time? No.

3 So if we get this contract out to them in
4 the next day or two, next day, whatever it takes to
5 get it out, and we get the notice to proceed we're
6 immediately going to -- what's going to happen is I'm
7 -- tomorrow I'm going to call the plumber and say
8 look, I know you don't have a contract in hand but I
9 need you to send the submittal for all the equipment
10 to the engineer right away so he can review them. In
11 a week you'll have -- you know, you should have a
12 contract back. And all of those submittals will be
13 reviewed by the engineer.

14 As soon as we have the signed contract in
15 hand, both parties, we're going to tell you I'm going
16 to send you the notice to proceed and we're going to
17 release -- we're going to send them the contract,
18 release the notice to proceed, and they're going to
19 place the order as soon as they have that contract in
20 hand. That will, you know, result in hopefully a
21 four-week lead time for all the equipment as it comes
22 in. Six weeks on the outside. And start
23 construction immediately. So I'm hoping April, mid
24 April anyway.

1 Mr. Shea: Well, could you, just for the
2 record, this is for the record, would you just tell
3 us a little bit about -- you may recall the horror
4 stories over the year, year and a half ago of supply
5 chain, you know, take forever to get anything.
6 There's seven boilers coming in here. And what about
7 the supply chain, is there a problem?

8 Mr. Goldfield: Well, that's what we asked
9 about. Apparently this type of product by the
10 manufacturer is available. They don't have a supply
11 chain issue on this equipment. The valves, the
12 pipes, the remote controls, they're telling us are
13 available.

14 Mr. Shea: Right. Okay.

15 Mr. Goldfield: That's what -- we can only
16 know what the industry tells us. And, for example,
17 the electrical field, they'll be the first one to
18 tell you yeah, that's 52 weeks out. That's 72 weeks
19 out. It was like that for just about everything for
20 awhile. But apparently this material, they're
21 telling us it's available, so.

22 Mr. Shea: Do you recall the time when the
23 elevators were out for 12 months?

24 Mr. Goldfield: Oh, yeah. Well, you know,

1 now it's a little bit shorter on the elevator and the
2 generators are a little bit shorter as well. You
3 know, we can only hope.

4 Mr. Shea: Whatever it may be it's going to
5 be a fascinating -- I mean, I had no knowledge until
6 two or three months ago right down the street, that's
7 --

8 Mr. Goldfield: Yeah, the big stack right
9 there.

10 Mr. Shea: That's the hot water for all of
11 North Common. I never knew that.

12 Mr. Goldfield: I'll give you a tour.

13 Mr. Shea: It's really an impressive thing.
14 For whatever they may be, those are my comments. Any
15 other comments by any commissioner? If not,
16 Commissioner Rodney Elliott moves to accept Item
17 Number 7.1.4, seconded by Commissioner Mony Var, and
18 the clerk will call the roll.

19 Mr. Chhan: Chairman Shea.

20 Mr. Shea: Yes.

21 Mr. Chhan: Vice chair 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 Four yeas, one absent. Motion carries.

5 Mr. Shea: Next item on the agenda is Item
6 Number 8. Any old business?

7 Mr. Chhan: No, Mr. Chairman.

8 But I just want to say a few words with
9 respect to one member, the team member or you rather
10 say a member of the Lowell Housing Authority family.
11 On Friday last week we received the sad news that we
12 lost one of our member, Donny McGillicuddy. I got a
13 call from the director of management and facility
14 informing me of that. Our heart go out to his loved
15 one and family member. Our condolences. But he one
16 of the hard-working, dedicated, committed employees
17 of the Lowell Housing Authority, and he will be
18 missed. Most of all, he's a friend. He's a family
19 member of the Lowell Housing Authority. And our
20 condolences to his family on behalf of the Lowell
21 Housing Authority staff and the commissioner. Thank
22 you very much.

23 Mr. Shea: Okay. Any comment? Okay.

24 Mr. Chhan: Thank you.

1 Mr. Shea: Okay. Thank you, Tha.

2 Next item is 9 (a), motions of the Board
3 members.

4 Mr. Chhan: There's none, Mr. Chairman.

5 Mr. Shea: Next item is Item 9(b), executive
6 director announcements.

7 Mr. Chhan: I do not have any announcement
8 with the exception -- I don't have any announcements.

9 Mr. Shea: Thank you. Next item is Item
10 Number 10. That's the election of a new chairperson.
11 The Chair recommends each member announce the name of
12 the person they want to vote for to be the
13 chairperson of the Lowell Housing Authority Board of
14 Commissioners. And with that being the case, the
15 clerk will call the roll.

16 Mr. Chhan: Chairman Shea.

17 Mr. Shea: Mony Var.

18 Mr. Chhan: Vice Chair Mony Var.

19 Mr. Var: Mony Var.

20 Mr. Chhan: Commissioner Bernes.

21 Ms. Bernes: Mony Var.

22 Mr. Chhan: Commissioner Elliott.

23 Mr. Elliott: Mony Var.

24 Mr. Chhan: Commissioner Marr.

1 Four yeas, Mony Var. (Applause.)
2 Congratulations, Mr. Chairman.

3 Mr. Shea: Item Number 11, election of the
4 vice chairperson. Once again, the commissioner will
5 announce the name of their choice of vice
6 chairperson.

7 Mr. Chhan: Chairman Mony Var.

8 Mr. Var: Rodney Elliott.

9 Mr. Chhan: Commissioner Bernes.

10 Ms. Bernes: Rodney Elliott.

11 Mr. Chhan: Commissioner Shea.

12 Mr. Shea: Rodney Elliott.

13 Mr. Chhan: Commissioner Elliott.

14 Mr. Elliott: Rodney Elliott.

15 Mr. Chhan: Commissioner Marr.

16 Four yeas for Vice Chair Elliot.

17 (Applause.)

18 Mr. Shea: Item Number 12, motion to
19 adjourn. I just want to indicate that the next
20 meeting will be held on Wednesday, April 17th at
21 5:00 p.m. The motion by Commissioner Rodney Elliott,
22 seconded by Joanie Bernes to adjourn. The clerk will
23 call the roll.

24 Mr. Chhan: Chairman Mony Var.

1 Mr. Var: Yes.
2 Mr. Shea: Vice Chair Elliot.
3 Mr. Elliott: Yes.
4 Mr. Shea: Commissioner Bernes.
5 Ms. Bernes: Yes.
6 Mr. Chhan: Commissioner Shea.
7 Mr. Shea: Yes.
8 Mr. Chhan: Commissioner Marr.
9 Mr. Shea: Thank you.
10 Mr. Chhan: Thank you. Congratulations,
11 Mr. Chairman.

12 (Whereupon the Board of Commissioners
13 meeting adjourned at 5:42 p.m.)
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