

MINUTES OF A REGULAR MEETING
- OPEN SESSION -
OF THE SPRINGFIELD HOUSING AUTHORITY
HELD ON FEBRUARY 21st, 2023

The members of the Springfield Housing Authority met in Open Session at the Conference Room of the Springfield Housing Authority at 60 Congress St., Springfield, Massachusetts and with Zoom video conference option for public access at 4:00 PM on February 21st, 2023.

A copy of the Notice of Meeting, pursuant to Section 23B of Chapter 39 of the Massachusetts General Laws, as amended, with the Certificate as to Service of the Notice, was ordered spread upon the minutes of the meeting and filed for records.

NOTICE OF MEETING

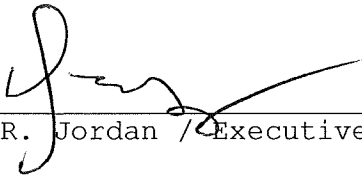
Notice is hereby given in accordance with Section 23B of Chapter 39 of the Massachusetts Laws, as amended, that a regular Meeting of the Board of Commissioners of the Springfield Housing Authority will be held at 4:00 PM on Tuesday, February 21st, 2023 via Zoom video conference call for public access and at the Conference Room of the Springfield Housing Authority at 60 Congress St., Springfield, Massachusetts.

SPRINGFIELD HOUSING AUTHORITY
/s/Denise R. Jordan, Executive Director
February 16th, 2023

CERTIFICATE AS TO SERVICE OF THE NOTICE OF MEETING

I, Denise R. Jordan, the duly appointed and qualified Secretary of the Springfield Housing Authority, do hereby certify that on February 16th, 2023, I filed in the manner provided by Section 23B, Chapter 39 of the Massachusetts General Laws, as amended, with the Clerk of the City of Springfield, Massachusetts, a Notice of Meeting of which the foregoing is a true and correct copy.

Attest:



Denise R. Jordan / Executive Director/Secretary to the Board

Chairman Labonte called the meeting to order at 4:00 PM, and those present upon roll call were as follows:

PRESENT

Thomas Labonte
Willie Thomas
Angela Robles
Raymond Warren
Jessica Quinones

ALSO PRESENT

Austin Harris
John Healy
Denise Jordan

ABSENT

C.1

Nicole Kane

Attorney Priscilla Chesky (joined at 4:07 pm by Zoom)

The Board reviewed the Minutes of January 17th, 2023. With no questions or comments and upon a motion made by Commissioner Thomas, seconded by Commissioner Quinonez, following a board roll call, it was unanimously

VOTED: to approve the Minutes of January 17th, 2023.

Deputy Executive Director John Healy presented to the Board information about Phase 2 elevator project at Riverview. He reminded that the 1st Contract for elevators at Riverview was also awarded to Inglewood. Mr. Healy expressed his hope that completing the project will eliminate the problem that has been existing for the last 8 years. He explained that due to the long waiting period for manufacturing parts and the labor shortage, it will take about 3 years to complete the project. In response to Commissioner Warren's inquiry, Mr. Healy confirmed that the project is creating major disruptions for the tenants because there is only one elevator in each building, however, the SHA staff including the Resident Services Coordinator Amy Santiago and the property management staff have been working with the residents to provide them all needed support. He told about the steps SHA staff had to undertake to prepare and help the residents, including conducting surveys, moving some residents, creating a passway on the 5th floor. He stated that there have not been any complaints from the residents.

In response to Commissioner Warren's question, Deputy Healy stated that the funding for this project comes out of the capital fund.

Upon a motion made by Commissioner Warren, seconded by Commissioner Quinonez and following a board roll call, it was unanimously

VOTED: to award a contract to Inglewood Development Corporation, Longmeadow, MA in the amount of three million eight hundred eighty-three thousand eight hundred sixty-nine dollars (\$3,883,869.00), awarding a contract for the base bid and alternates 1 and 2 for the elevator modernization at Riverview Apartments phase 2; appoint Executive Director, Denise R. Jordan as the contracting officer authorizing her to execute the contract.

Attorney Priscilla Chesky joined the Meeting by Zoom at 4:07.

The meeting continued with reviewing Item E-2. Deputy Healy explained that the intercom system replacement at Saab Court was included to the capital fund about 5-6 years ago due to increasing issues with the old system, including posing risks to safety and security in the buildings. Both the property manager Celina Correa and the residents have been expressing their concerns about the system not working properly for a long time. The project will include keeping the existing wires, checking the wiring, changing equipment in the lobby and in each of 288 units which will require cutting walls and some drop ceilings and then replacing them. The project also will allow to upgrade the equipment for hearing / vision impaired tenants. Mr. Healy reminded that the contractor did some job for the SHA in the past - worked on the Central Street project after the tornado. In response

to Commissioner Warren's question, Mr. Healy stated that there will be a video component to the equipment and the tenants will not need to use a TV set. Mr. Healy added that as a part of the project, the panel will be moved to the exterior door to provide better security in the building. He said that the project will take a while because one building will be done at a time and it is expected that within a year the systems will be fully operational.

Upon a motion made by Commissioner Thomas, seconded by Commissioner Quinonez and following a board roll call, it was unanimously

VOTED: to award a contract to Diversified Construction Services, Amherst, MA. 01004, in the amount of six hundred eighteen thousand six hundred sixty-six dollars (\$618,666.00), awarding a contract for the intercom replacement and front lobby renovations at Tri-Towers; appoint Executive Director, Denise R. Jordan as the contracting officer authorizing her to execute the contract.

The Interim Finance Director Austin Harris presented item E3 - he explained that approving the budget certifications is the final step for the budget submission for FY23. Deputy Executive Director Nicole Kane reminded that the budget itself was approved a year ago.

Upon a motion made by Commissioner Quinonez, seconded by Commissioner Warren and following a board roll call,, it was unanimously

VOTED: to adopt Resolution #9771 to approve submission of the state budget certification for fiscal year 2023 for the following programs: MRVP, 200-a, 705-a, 689-c, and 400-1.

Executive Director Denise Jordan started her report by informing about attending the Western Mass Housing Authority Executive Directors' meeting where the participants discussed the need to reaching out to elected officials to address housing related issues. She also informed about a new partnership with the organization called Buffalo Soldiers interested in working with Reed Village tenants. Ms. Jordan continued her report by informing about working with Baystate Health on bringing their Wellness On Wheels bus to Saab Ct; resuming Policy Meetings; participating at the Sheriff Department Workforce Division meeting; and joining a new partnership program with HUD, the Springfield School System and AIC. Ms. Jordan reported about attending the Western Mass Housing team meeting facilitated by Wayfinders where the participating agencies expressed their concerns Section 8 voucher holders not being able to find housing due to landlords raising rents. In response to Commissioner Thomas's question, Ms. Jordan stated that there is no rent control plan on the state level and she expressed her hope that with the new Lt. Governor who worked at Salem Housing Authority in the past and with the new Governor's plan to address affordable housing shortage, there will be more attention to the challenges affordable housing providers has to deal with.

The Board reviewed the Accounts Payable report and the Financial Statements. Austin Harris and Deputy Kane explained why the statements show that expenses are at 99%. Commissioner Warren questioned whether Yardi gives the property managers the most current information about their budget

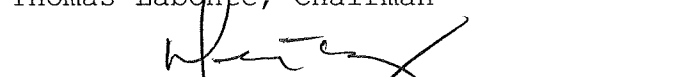
and Mr. Harris explained that at this time they can only get quarterly reports.

There being no further business to come before the members of the Springfield Housing Authority Board, upon a motion made by Commissioner Warren, seconded by Commissioner Quinonez, and following a board roll call, it was unanimously

VOTED: to adjourn the Open Session of the Regular Meeting of the Springfield Housing Authority at 4:31 PM.

ATTEST:


Thomas LaBonte, Chairman


Denise R. Jordan, Executive Director