

**MINUTES
REGULAR MEETING OF MEMBERS
MEDFORD HOUSING AUTHORITY
SEPTEMBER 21, 2022**

The members of the Medford Housing Authority Board of Commissioners met in Regular Session on Wednesday, September 21, 2022, at 121 Riverside Avenue, Medford, MA, at 4:32 p.m. The Chair, Lossa Janvier, presiding.

1. Roll Call **Absent**

Commissioner Lossa Janvier
Commissioner Caileen Foley
Commissioner James Lister
Commissioner Paul Hollien, Jr.
Commissioner Michael Luongo

Also in attendance: Jeffrey L. Driscoll, Executive Director/Secretary, Michael Pacious, Director of Finance, and Barbara Vivian, Executive Assistant/Transcriptionist.

2. Recite the Pledge of Allegiance

3. Approval of Minutes

a) Regular Meeting held on August 17, 2022

Upon a motion by Commissioner Foley, duly seconded by Commissioner Luongo, it was unanimously voted to approve the minutes of the Regular Meeting held on August 17, 2022.

The Ayes and Nays were as follows:

Ayes

Nays

Commissioner Lossa Julie Janvier
Commissioner Caileen Foley
Commissioner Paul Hollien, Jr.
Commissioner James Lister
Commissioner Michael Luongo

b) Executive Session held on August 17, 2022

Upon a motion by Commissioner Luongo, duly seconded by Commissioner Hollien, Jr., it was unanimously voted to approve the minutes of the Executive Session on August 17, 2022.

The Ayes and Nays were as follows:

Ayes

Nays

Commissioner Lossa Julie Janvier
Commissioner Paul Hollien, Jr.
Commissioner Caileen Foley
Commissioner James Lister
Commissioner Michael Luongo

4. Financials

- Agency Wide Operating Statement

Michael Pacious, Director of Finance summarized the Agency Wide Operating Statement for month ending July 31, 2022. All programs are running on budget.

Upon a motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., it was unanimously voted to close out the Financial Report.

Upon a motion by Commissioner Luongo, duly seconded by Commissioner Foley, and upon ROLL CALL VOTE, it was unanimously voted to enter into Executive Session to discuss pending litigation and the Maintenance Collective Bargaining Agreement, as holding these matters in open session would be detrimental to the Medford Housing Authority. The Board will revert back into Regular Session

The Ayes and Nays were as follows:

Ayes

Commissioner Lossa Julie Janvier
Commissioner Paul Hollien, Jr.
Commissioner Caileen Foley
Commissioner James Lister
Commissioner Michael Luongo

Nays

5. Executive Session

- a) Legal Matters: CSC Case No. D1-17-056
CA Case No. 1984CV02795
Case No. 2020-P-1385
CA Case No. 19CV12548RWZ
- b) Maintenance Collective Bargaining Agreement

The Board reverted back into Regular session at 5:15 a.m. Sandra Reiniger, Resident Services Supervisor, joined the meeting.

6. Public Input

No members of the public were in attendance.

Upon a Motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., it was voted to close out Public Input.

7. Executive Director Report

- a) Executive Director Statement
- b) Massachusetts Attorney General Open Meeting Law Guide
- c) Management Reports

- a. The Executive Director distributed and read aloud a Statement. A copy of said Statement is included in the minutes and part of the meeting record.
- b. The Executive Director also distributed a copy of the updated Massachusetts Attorney General Open Meeting Law Guide.
- c. The Executive Director summarized the Management Reports.

In addition to the Management Reports the Executive Director reviewed the renderings of the Saltonstall Building rehabilitation. A brief discussion ensued involving the Department of Transportation land, funding options, fair market rents, relocation options, additional units, parking areas, relocation of Bocce Courts, etc.

The redevelopment of the Walkling Court site was also discussed. Meetings with residents and abutters will be held September 22nd to discuss timelines and drawings of that site.

Upon a motion by Commissioner Hollien, Jr., duly seconded by Commissioner Foley, it was unanimously voted to close out the Executive Director Report.

8. New Business

- a) Resolution No. 2022-053

Consideration of request by the Executive Director to approve a contract to Belko Landscaping of Salem, NH for MHA Job No. 2202, (AMP-1) Tempone Apartments, Site Improvements: Gazebo & Fence Replacement. The total amount of the contract is \$121,900.00.

Upon a motion by Commissioner Foley, duly seconded by Commissioner Hollien, Jr., it was unanimously voted to table Resolution No. 2022-053.

- b) Resolution No. 2022-054

Consideration of request by the Executive Director to approve the FSS Action Plan.

Sandra Reiniger, Resident Services Supervisor, reviewed the Family Self-Sufficiency (FSS) Action Plan. A brief conversation ensued.

Upon a motion by Commissioner Hollien, Jr., duly seconded by Commissioner Foley, it was unanimously voted to accept and approve the FSS Action Plan.

- c) Discussion: Reschedule October meeting to Thursday, October 20, 2022

Due to a scheduling conflict the October Board of Commissioner's meeting will be held on Thursday, October 20, 2022.

- d) Discussion: Community Preservation Committee

Commissioner Lossa Janvier, representative on the Community Preservation Committee had nothing to report.

9. Adjournment

Upon a motion by Commissioner Hollien, Jr., duly seconded by Commissioner Foley, it was unanimously voted to adjourn from Regular session at 6:15 pm.

Jeffrey Driscoll
Secretary