

**SPECIAL MEETING
CAMBRIDGE HOUSING AUTHORITY
MONDAY, DECEMBER 19, 2022 – 1 P.M.**

POST DATE: DECEMBER 15, 2022

ANNOUNCEMENT OF OPEN MEETING TO BE HELD VIA TELECONFERENCE

In accordance with the Declaration of Emergency by Governor Charles Baker due to the COVID-19 outbreak, and the Order issued by the Governor dated February 18, 2022, the Special Meeting of the Board of Commissioners of the Cambridge Housing Authority, scheduled to occur on December 19, 2022 at 1 P.M., will be held in person with the option of Commissioners and Members of the public to participate remotely. All members of the public are invited to join the Special meeting virtually, as well as attending in person. Those wishing to attend virtually should dial the following number and follow the instructions to log in into the Special Meeting:

To listen to the meeting online:

By computer or smartphone, go to:

<https://us02web.zoom.us/j/89632612642?pwd=VDBVKytIQ3Bjb0RpeExET2V5aG9qQT09>

If necessary, enter Meeting ID: 896 3261 2642

If necessary, enter Passcode: 147537

To listen by telephone:

Dial: 1 646 558 8656 OR 1 301 715 8592

When prompted, enter Meeting ID: 896 3261 2642

If prompted, enter # When prompted, enter Passcode: 147537

1. LAST CALL FOR PUBLIC COMMENTS (PUBLIC COMMENT WILL BE ALLOWED VIRTUALLY OR IN PERSON)

2. CHAIRPERSON CALLS SPECIAL BOARD MEETING OF DECEMBER 19, 2022 TO ORDER

3. EXECUTIVE DIRECTOR CONDUCTS ROLL CALL

The Executive Director will conduct Board of Commissioners roll call on behalf of the Chairperson

4. EXECUTIVE DIRECTOR'S REPORT

The Executive Director will report on the various activities of the Authority at this time.

5. PUBLIC COMMENT

Members of the public may comment on agenda items for this meeting in accordance with

CHA's Policy for Public Participation at Board Meetings, which can be found on [CHA's website](#). Members of the public are reminded that they must sign up for public comment *before* the Board Meeting is called to order by logging in (calling in) to the Board meeting no later than 5:30 PM or by completing this form:

<https://www.cognitofrms.com/CambridgeHousingAuthority3/PublicCommentSignUp>.

6. 116 NORFOLK APARTMENTS

- a. Authorization to take all actions and execute and deliver any documents necessary or proper to ground lease the Property for a term of 99 years
- b. Authorization to take all actions and execute and deliver any documents necessary or proper to assume all of the CHA's rights, title, and interest
- c. Authorization to take all actions and execute and deliver any documents necessary to enter into a management agreement with the Company for property management services for the Project
- d. Authorization to enter into agreements with Kennedy Management Inc. or the Company for development and operation of the Project
- e. Authorization to take all actions and execute and deliver any documents necessary to effectuate a bond issuance by Massachusetts Development Finance Agency
- f. Authorization to take all actions and execute and deliver any documents necessary in connection with the purchase of the Bonds by Cambridge Trust Company
- g. Authorization to take all actions and execute and deliver any documents necessary to effectuate the Bond Loan
- h. Authorization to execute and deliver a payment and guaranty to Cambridge Trust Company
- i. Authorization to take all actions and execute and deliver any documents necessary or proper to effectuate a loan to the Company
- j. Authorization to take all actions and execute and deliver any documents necessary or proper to effectuate a bridge loan to the Company
- k. Authorization for the performance of 116 Norfolk Manager LLC as the managing member of the Company
- l. Authorization to take all actions and execute and deliver any documents necessary or proper to effectuate the allocation of federal low-income tax credits
- m. Authorization to take all actions and execute and deliver any documents necessary to obtain the approval of the U.S. Department of Housing and Urban Development for the disposition of 29 units of the Project
- n. Authorization to take all actions and execute and deliver any documents necessary to obtain the approval of the U.S. Department of Housing and Urban Development for the addition of 25 public housing units
- o. Authorization to take all actions and execute and deliver any documents necessary to enter into one or more Housing Assistance Payment Contracts with the Company
- p. Authorization to take all actions and execute and deliver any documents necessary to enter into a reconciliation agreement and zoning-based affordable housing
- q. Authorization to take all actions and execute and deliver any documents necessary to effectuate the leasing, financing, construction, development and operation of the Project
- r. Authorization for Michael Johnston, John Filip or Margaret Donnelly Moran to execute all documents on behalf of the CHA
- s. Authorization for the Executive Director, Deputy Director, Development Director or any CHAL authorized signatory to execute all documents on behalf of the CHAL
- t. Authorization of any and all prior actions taken be ratified and confirmed

7. **FORMATION OF CHA SOLAR LLC**

- a. Authorize the creation of a new LLC – CHA SOLAR LLC
- b. Authorization to execute all documents with the Secretary of the Commonwealth of Massachusetts
- c. Authorization for the LLC to approve and appoint Michael Johnston, Brenda Downing, John Filip and Margaret Donnelly Moran as authorized signatories
- d. Authorization of any and all prior actions taken be ratified and confirmed

8. **CHANGE ORDER #1B TO CMAR CONTRACT - REVIATLIZATION OF 116 NORFOLK APARTMENTS**

Authorization to enter into Change Order 1B to the Construction Contract for the Revitalization of 116 Norfolk Apartments Park State with Colantonio Inc.