

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
CAMBRIDGE HOUSING AUTHORITY
WEDNESDAY, APRIL 26, 2023 5:30 P.M.**

MEMBERS PRESENT: ELAINE DEROSA, CHAIRPERSON
LOUIS BACCI, VICE CHAIRPERSON
SUSAN CONNELLY, TREASURER
VICTORIA BERGLAND, MEMBER
GERARD J. CLARK, MEMBER

ALSO PRESENT: MICHAEL JOHNSTON, EXECUTIVE DIRECTOR
BRENDA DOWNING, DEPUTY EXECUTIVE DIRECTOR
SUSAN COHEN, GENERAL COUNSEL
NICHOLAS DESOUZA, RECORDING SECRETARY

In accordance with temporary changes to the open meeting law this meeting is being held by teleconference.

ROLL CALL PRESENT: VICTORIA BERGLAND, ELAINE DEROSA, GERARD CLARK, LOUIS BACCI

1. MINUTES:

- a. Approval of the Minutes of Regular Meeting of March 8, 2023.

MOTION: Mr. Bacci moved that the Minutes of the Regular Meeting of March 8, 2023, be approved as submitted. Ms. Bergland seconded the motion which upon being put to vote, was **passed four in favor, one absent.**

- b. Approval of the Minutes of Regular Meeting of April 5, 2023.

MOTION: Ms. Bergland moved that the Minutes of the Regular Meeting of April 5, 2023, be approved as submitted. Mr. Bacci seconded the motion which upon being put to vote, was **passed four in favor, one absent.**

2. EXECUTIVE DIRECTOR'S REPORT

- a. Mr. Johnston starts the meeting off as a parent proud to report that his son successfully defended his thesis and will become a doctor.
- b. Mr. Johnston reported that the last meeting of the board took place on April 5th and the next meeting of the board is scheduled to take place on May 10th.
- c. Mr. Johnston proposed to the board schedule changes regarding upcoming summer board meetings. Brenda Downing and Michael Johnston will be at the PHADA convention and Margaret Moran will be on vacation during the May 24th meeting, therefore Mr. Johnston is proposing just having the May 10th meeting for that month. In observation of summer, like in years past there will be one meeting from May through August. June's only meeting will take place on June 14th, July's only meeting will take place on July 12th, due to the closing of Jefferson

Park August's meeting will be a special meeting on August 16th. The first meeting in September will be a special meeting moved to September 6th.

- d. Mr. Johnston reports sad news, the former Executive Director of Cascap Michael Herren has passed away. Commissioner Clark has prior working experience with Mr. Herren who recently retired on his birthday in March 2020. There will be a memorial service this summer and Mr. Johnston will inform any board members that wishes to attend the information on that.
- e. Mr. Johnston acknowledges that Commissioner Connelly has entered the room and she is willing and able to participate.
- f. Mr. Johnston reported that the board was sent a link from the Cambridge Housing website. CHA is calling for stories to show we are not just numbers. CHA started this web series called "We Are More Than Just Numbers". This is the first attempt at humanizing people who are currently participants on waitlists. The piece was very moving, and she had very positive things to say about our staff. Mr. Johnston said we can all be in her place, that is why CHA does what it does.
- g. Mr. Johnston reported that on April 13th there was a Housing Meeting. Mr. Johnston turns the floor over to Chairperson DeRosa to explain what she noticed from an audience point of view. Height has been a topic of discussion. The proposal for the amendment to the Affordable Housing Overlay supported by the nonprofit development is going to vote. CHA is encouraging folks to write into city council. It currently seems to be split right down the middle Potentially 10 to 7 against height proposal. Mr. Johnston said the discussion of height has really muddied the water. Important to CHA for future projects like Millers River. Unfortunately, there are folks hung up on height, even though height will create more green space. Height is a tool and it should be used.
- h. Mr. Johnston reported that Café Luna was working with CHA's Karrie Canavan prior to the start of the COVID-19 pandemic to foster a partnership to provide meals to our residents/
- i. Mr. Johnston reported that the Workforce Banquet will be held virtually on May 11th at 5:30pm, board members should have received an invitation.
- j. Mr. Johnston reported that there was a fire at Truman Apartments this week. Mr. Johnston turns the floor over to Paul Grenham, the Director of Facilities Management, and introduces him to the board for the first time to update about the fire and introduce himself. There was 1 minor injury, and the volume of water was tremendous, mold is a cause of concern. The team is now making sure the sheet rock and confined spaces are properly dried out.
- k. Mr. Johnston turns the floor to Sue Nohl, Director of Leased Housing to update the board on an award from Somerville for their municipal voucher program. Five-year program and CHA attended the bidder's meeting. Based on their years of working with the MTW program CHA felt they were the perfect fit. CHA will hire a grant-based staff person to start to develop program. City of Cambridge is interested in doing a similar program.
- l. Mr. Johnston turns the floor over to Margaret Moran to give an update on Planning and Development's on going projects.

3. **CHANGE ORDER #2B TO THE CONSTRUCTION CONTRACT- CAPE COD BUILDERS FOR 15 IMAN ST**

Authorize to Execute Change Order #2B to the construction contract with Cape Cod Builders for the roof replacement at 15 Iman Street

MOTION: Ms. Connelly moved to authorize to Execute Change Order #2B to the construction contract with Cape Cod Builders for the roof replacement at 15 Iman Street. Mr. Bacci seconded the motion which upon being put to vote, was **passed unanimously**.

4. **AUTHORIZATION TO EXTEND CONTRACTS FOR 3 COMMISSIONING AGENT SERVICE FOR MULTIPLE SITES**

Authorization to extend contracts for commissioning services to CHA at multiple sites: 1) WSP USA Buildings Inc. of Boston, MA; 2) Sustainable Engineering Solutions of Berlin, CT; and 3) FST-HEA LLC (formerly known as Horizon Engineering Associates) of Waltham, MA

MOTION: Ms. Connelly moved to authorize to extend contracts for commissioning services to CHA at multiple sites: 1) WSP USA Buildings Inc. of Boston, MA; 2) Sustainable Engineering Solutions of Berlin, CT; and 3) FST-HEA LLC (formerly known as Horizon Engineering Associates) of Waltham, MA. Mr. Bacci seconded the motion which upon being put to vote, was **passed unanimously**.

MOTION: Mr. Bacci moved that there being no further business to come before the Board, that the Board of Commissioners adjourn its Meeting. Ms. Connelly seconded the motion which upon being put to vote, was **passed unanimously**.



Michael Johnston, Secretary