

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS OF THE
CAMBRIDGE HOUSING AUTHORITY
TUESDAY, NOVEMBER 28, 2023 5:30 P.M.**

MEMBERS PRESENT: ELAINE DEROSA, CHAIRPERSON
LOUIS BACCI, VICE CHAIRPERSON
GERARD J. CLARK, MEMBER

ABSENT: SUSAN CONNELLY, TREASURER
VICTORIA BERGLAND, MEMBER

ALSO PRESENT: MICHAEL J. JOHNSTON, EXECUTIVE DIRECTOR
BRENDA DOWNING, DEPUTY EXECUTIVE DIRECTOR
SHAYLA SIMMONS, 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: ELAINE DEROSA, LOUIS BACCI, GERARD J. CLARK

1. EXECUTIVE DIRECTOR'S REPORT

- a. Deputy Executive Director Brenda Downing will be conducting the meeting in Michael Johnston's absence, who was out sick.
- b. Ms. Downing turned the floor to Clara Fraden, Director of Planning and Development for Planning, for a presentation on updates on the revitalization of Jefferson Park.

2. FY2024 Small Area Fair Market Rents (SAFMRs)

Approve and adopt the proposed FY 2024 Voucher Payment Standards for the Leased Housing units.

MOTION: Mr. Bacci moved to FY2024 Small Area Fair Market Rents (SAFMRs). Ms. DeRosa seconded the motion which upon being put to vote, was **passed three in favor, two absent.**

3. Award of Contract to Republic Services for Solid Waste Pick-Up and Disposal

Authorized to enter into a three-year contract with Republic Services of Revere, MA for Solid Waste Pick-Up and Disposal at Various Location

MOTION: Mr. Bacci moved to authorize Award of Contract to Republic Services for Solid Waste Pick-Up and Disposal. Ms. DeRosa seconded the motion which upon being put to vote, was **passed three in favor, two absent.**

4. Award CHA Authorizations to Execute Documents Associated with JP Clifton Place

- a. Authorized and execute and deliver any documents necessary or proper to ground lease certain property located at 1100 Jackson Place, 1300 Jackson Place, 1000 Jackson Place and 1200 Jackson Place
- b. Execute and deliver any documents necessary or proper to perform and be obligated for the payment of certain work as the ground landlord under the Ground Lease
- c. Execute and deliver any documents necessary or proper to assign all of the CHA's rights, title, and interest in and to any and all contracts and agreements, any and all plans, specifications and drawings, any and all governmental approvals, permits or licenses, and any and all financing and equity commitments, related to the construction, design, and development.
- d. Cambridge Housing Affordable Lending LLC ("CHAL"), authorized, empowered and directed to guaranty the performance of Clifton Place Manager LLC (the "Manager"), as managing member of the Company, and the Company of their obligations to USA Institutional Jefferson Park LLC
- e. Execute and deliver any documents necessary or proper to enter into a reconciliation agreement and zoning-based affordable housing overlay housing covenant with the Company, Yi-An Huang, et al, Trustees of Cambridge Affordable Housing Trust and the City of Cambridge, Massachusetts
- f. Execute and deliver any documents necessary or proper to direct, carry out and effectuate the leasing, financing, construction, development and operation of the Project or any of the foregoing resolutions
- g. Authorize Michael Johnston, John Filip or Margaret Donnelly Moran as authorized signatories of CHA
- h. Authorize Executive Director, Deputy Director, Development Director or any CHAL Authorized Signatory, acting singly, be, and hereby is authorized, empowered and directed to execute, seal, acknowledge and deliver on behalf of the CHAL
- i. That any and all previous actions taken in connection with the effectuation of the foregoing votes by any commissioner, officer, trustee, Executive Director, Deputy Director, Development Director, Authorized Signatory or CHAL Authorized Signatory are hereby ratified and confirmed.

MOTION: Mr. Clark moved to authorize Award CHA Authorizations to Execute Documents Associated with JP Clifton Place. Mr. Bacci seconded the motion which upon being put to vote, was **passed three in favor, two absent.**

5. **Award of Contract to Stock Pot Malden**

Award of Contract to Stock Pot Malden for the Fresh Meals Program

MOTION: Mr. Clark moved to authorize to Award of Contract to Stock Pot Malden for the Fresh Meals Program. Mr. Bacci seconded the motion which upon being put to vote, was **passed three in favor, two absent.**

MOTION: Mr. Clark moved that there being no further business to come before the Board, that the Board of Commissioners adjourn its Meeting. Mr. Bacci seconded the motion which upon being put to vote, was **passed three in favor, two absent.**



Michael Johnston, Secretary