

FALMOUTH HOUSING AUTHORITY
COMMISSIONERS REGULAR SESSION BOARD MEETING MINUTES
Monday, September 25, 2023

115 Scranton Avenue, Falmouth, MA 02540
Tel: (508) 548-1977 Fax: (508) 457-7573 www.falmouthhousing.org

The Falmouth Housing Authority conducted a Special Session Commissioners Board Meeting on Monday, September 25, 2023. The general session began at 4:30 p.m. The Board did its best to adhere to posted time frames, but times may have varied. The meeting was held via a virtual meeting pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020; extended to 2025. The public were invited to join in the general session meeting by going to:

Link: <https://us02web.zoom.us/j/87447500361>

Meeting ID: 874 4750 0361

Audio Access: 1-646-558-8656

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MEMBERS PRESENT: Stephen Patton

Patricia Favulli (logged off at 5:19 p.m.)

Michael Galasso

Kathleen Haynes

MEMBERS ABSENT: Robert Mascali

STAFF PRESENT: Bobbi Richards, Executive Director

Charles Starr, Fiscal Officer

Michael Coffey, Maintenance Superintendent

OTHERS PRESENT: Laura Bancroft, Dan Webb, David Leslie, Karen Thurber,

Josh Brosnan-Sun Wealth, Robbie Raymond-Sun Wealth,

Walter Grey – Power Options, David Pollack-Abacus

Gilda Geist-Falmouth Enterprise

Andy, Jason Norton – Union Steward, Themis Institutia, Maureen

McIver-Recording Secretary

OPEN SESSION

At 4:30 p.m. Stephen Patton called the meeting to order

EXECUTIVE SESSION

1. To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares.

Resolution 2024-025

Kathleen Haynes moved to go to executive session. Michael Galasso seconded.

A roll call vote was taken:

Stephen Patton -aye

Patricia Favulli-aye

Michael Galasso-aye

Kathleen Haynes-aye

4 Ayes (Patton, Favulli, Galasso, Haynes)

0-Nays

MOTION CARRIED

RETURN TO OPEN SESSION

At 5:19 p.m. the Board of Commissioners returned to Open Session.

Presentations

-Abacus Architects + Planners– Needs Assessment for FHA portfolio

David Pollak outlined the process for the needs assessment, which is underway. AEI, an entity offering property valuation and other services for HUD properties and others, will perform cost estimates and site visits. AEI has previously provided an assessment for FHA for a 705 unit. Abacus will subcontract and provide a summary overview; this overview will contain a reporting rubric and HUD template; banking information can be incorporated. Maintenance staff and tenants will participate in the needs assessment process.

-Sunwealth/Solar Committee

Michael Galasso noted that this proposal would be at no cost to FHA. Although it appears that no RFP is needed he wanted this assurance in writing.

Josh Brosnan of Sunwealth offered an overview: Sunwealth partners with PowerOptions and a variety of other clients. If FHA were to accept the offer, there would be no cost to FHA. Sunwealth would resolve any problems that occur. At the end of the 20 year term, the contract could be extended or the equipment removed. He recommended starting with Harborview because of the favorable roof.

Walter Gray of PowerOptions explained that PowerOptions is a non-profit energy consortium. FHA has been working with PowerOptions since 2011. M.G.L. 64 137 provides for exemptions from RFPs, but consulting legal is always good. PowerOptions has done over 120 projects like this involving solar and various public entities. This would be a bilateral contract between FHA and Sunwealth. PowerOptions would serve as a resource.

The Solar Committee was generally in favor of the proposal especially considering savings without investment aspect. It was hoped that the tax credit could be received for increased savings. It was noted that the Tataket roof would need to be replaced before any panels could be placed. Bobbi Richards noted that the replacement of the Tataket roof is in the 5 year Capital Plan.

The Board was generally in favor of the plan and Michael Galasso and the Solar Committee will proceed to negotiate with PowerOptions and Sunwealth as discussed.

Recognition, Announcements and Public Comments

-AEHS (Association for Environmental Health and Sciences) Foundation presentation by Bobbi Richards, MA- “39th Annual International Conference on Soils, Sediments, Water and Energy” – October 18, 2023: Bobbi Richards reported that she has been invited to present at this conference because of the Day of Play work she has done for the Rotary. Although representing the Rotary, FHA is represented as well.

-There was no public comment.

Items requiring discussion and votes:

-Harborview Accessible Parking Lot Renovation (2020) inquiry

Representative David Vieira has inquired about accessible parking on behalf of a Harborview tenant. Bobbi Richards said that she is willing to work with the Fire Department to see what space may be available closer to the tenant’s apartment, as the tenant has been given an ADA space and parks a second vehicle in a lane that is used for emergency services and is not designated as a parking space. Kathleen Haynes noted that the tenant owns two vehicles and only one vehicle per person is entitled to an accessible parking placard.

-HAP payments and bills (August 2023) – vote

There was no quorum.

Resolution 2024-029

Kathleen Haynes moved to move HAP payments and bills to the next meeting because there was no quorum. Michael Galasso seconded.

A roll call vote was taken:

Stephen Patton -aye
Kathleen Haynes-aye
Michael Galasso-aye

3 Ayes (Patton, Haynes, Galasso)

0-Nays

MOTION CARRIED

Minutes of Executive Session, August 28, 2023 – vote

No quorum.

Minutes of Special Session, August 28, 2023 – vote

No quorum.

Minutes of General Session, August 21, 2023 – vote

Resolution 2024-030

Kathleen Haynes moved to approve the minutes of the General Session of August 21, 2023.

Stephen Patton seconded.

A roll call vote was taken:

Steve Patton -aye

Kathleen Haynes-aye

Michael Galasso-aye

3 Ayes (Patton, Haynes, Galasso)

0-Nays

MOTION CARRIED

FY24 HUD Fair Market Rents and FHA Payment Standards – vote

No quorum.

-Maintenance department review of portfolio

Michael Coffey reported that the list of repairs has been signed off with the Town except for a couple of non-traditional repairs. Michael Galasso requested that this be put in writing.

-Executive Director review of portfolio

Bobbi Richards reported a HUD grant, applied for several years ago, was awarded for \$250,000. The grant is for CO detectors in the 222 units and common spaces of the federal properties.

A firm is being sought to oversee renovation of electrical panels at Rose Morin. Emergency funds are being sought.

-Finance Committee

-Properties Redevelopment Committee: Stephen Patton has begun surveying other housing authorities.

Resolution 2024-031

At 6:06 p.m. Kathleen Haynes moved to adjourn. Michael Galasso seconded.

A roll call vote was taken:

Steve Patton -aye

Kathleen Haynes-aye

Michael Galasso-aye

3 Ayes (Patton, Haynes, Galasso)

0-Nays

MOTION CARRIED

Relevant Documents

Email exchange with Representative David Vierira regarding Accessible Parking at Harborview

Correspondence and Activities Report of the ED

Best Practices for Physical Key Management

Vacancy Report as of 9/23/23

Draft Minutes of Executive Session – 8/28/23

Draft Minutes of General Session – 8/21/23

Draft Minutes of Special Session – 8/28/23

Proposal for Solar Investment from Sunwealth

Letter to Tenants & Staff regarding Important Facts and Issues Concerning Asbestos – Foley & Foley, Attorneys at Law

FY24 Fair Market Rent Determinations from HUD, FMR & Payment Standards

Recommendation from ED to Board of Commissioners

HAP Payments for August 2023

Public Housing Account Register for August 2023

YTD Landlord Payment History Report

Harborview Ventilation Study from Norian/Sirani Engineering

DHCD PHN 2022-10 Revised PMR Maintenance Metrics

Leased Housing Report for September 2023

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