

MINUTES OF GENERAL SESSION OF MEETING

7/21/20 at 4:30 p.m.

115 Scranton Avenue, Falmouth, MA 02540

The Falmouth Housing Authority will conduct a General Session Commissioners Board Meeting on Tuesday, July 21, 2020 at 4:30 p.m. 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. The public may join in the meeting by going to:
<https://us02web.zoom.us/j/89256389270> ; Meeting ID: 892 5638 9270 or dial 1-646-558-8656, Meeting ID: 892 5638 9270 and follow the instructions to join virtual meeting.

MEMBERS PRESENT: Patricia Favulli
Robert Mascali
Stephen Patton
Linda Howard

MEMBERS ABSENT: Sari Budrow

STAFF PRESENT: Bobbi Richards, Executive Director
Leslie Pearce, Assistant Director
Kimberly Conn, Fiscal Officer

OTHERS:
Carrie Gentile

At 4:30 Ms. Favulli called the meeting to order. The meeting was held via ZOOM.com and was recorded.

Approval of Minutes

Approval of Minutes -General Session of 6/16/20

Approval of Minutes -Special Session of 6/29/20

Ms. Favulli reported that counsel requested the minutes be TABLED until some of the language is clarified.

Mr. Mascali requested clarification of who was present for a quorum. It was determined that Patricia Favulli, Robert Mascali, Stephen Patton, Linda Howard were present.

New Business

-Public and Tenant Representative Comments: None

Report of the Maintenance Department

-Town of Falmouth Fire Department's address update request regarding Bayberry, Rose Morin, Mayflower Choate, Salt Sea:

Ms. Richards reviewed an email from the Falmouth Fire Department. The town has directed that addresses at these properties be changed and this requires the FHA to incur costs of about \$9,000.00 which has not been budgeted for. Some of the street names will be changed such as from Salt Sea to Scranton Avenue. FHA will be working with tenants to assist with these changes. It has been difficult to find companies to take on the signage project with estimates of 30 days out before the project is undertaken.

-State properties (Mayflower/Choate and Salt Sea):

Ms. Richards reported that the state clerk is now back at work and will be assisting the FHA with filling vacancies.

-Federal properties (Harborview, Rose Morin, Tatakot):

Ms. Richards reported that the Harborview parking lot is finished except for an administrative detail. All work has been completed. She asked the board for three votes.

Harborview Parking Lot – Change Order - VOTE

Resolution 2020-82

Mr. Patton moved to approve. Ms. Howard seconded.

4-Ayes (Patton, Howard, Mascali, Favulli) 0-Nays MOTION CARRIED

Harborview Parking Lot – Certificate of Substantial Completion - VOTE

Resolution 2020-83

Mr. Patton moved to approve. Ms. Howard seconded.

4-Ayes (Patton, Howard, Mascali, Favulli) 0-Nays MOTION CARRIED

Harborview Parking Lot – Certificate of Final Completion – VOTE

Resolution 2020-84

Mr. Patton moved to approve. Ms. Howard seconded.

4-Ayes (Patton, Howard, Mascali, Favulli) 0-Nays MOTION CARRIED

Pipe Repairs: Harborview and Tatakot:

Harborview update (scope of work/bid update)

Ms. Richards reported that the discussion and process continue. Additional funding sources are being sought before reopening the Capital Plan.

Tataketa update (issue, funding)

Winslow, the contractor has found more pinhole leaks in the basement apartments at Tataketa and the scope of work is being determined.

Report of the Fiscal Officer

Payment of bills and approval of HAP payments – VOTE

Resolution 2020-85

Mr. Patton moved to approve. Ms. Howard seconded.

4-Ayes (Patton, Howard, Mascali, Favulli) 0-Nays MOTION CARRIED

-Update regarding fiscal year end:

Ms. Conn reported that the process is a little behind this year but hoped to finish up the reporting process by August.

Report of the Assistant Director

Monthly leased housing summary report: Ms. Pearce reviewed, noting that she was especially pleased with the increase in the mainstream voucher numbers and attributed it to the hard work of the staff

Report of the Executive Director

-HUD's Foster Youth Initiative Grant

Ms. Richards reported that the FHA has been working for a year to develop this unique partnership and grant. Individuals aged 18-24 exiting the foster care system are eligible for the program. Two names have been submitted to HUD in the past few days for approval. Up to 25 individuals may be accepted within a fiscal year.

-Open Meeting Law

Ms. Richards asked the commissioners to review the materials distributed to each and provide certification of receipt before the August meeting.

-Boston Housing Authority policy regarding rents

A preliminary discussion was initiated about deferring evictions. The topic will be revisited at future meetings.

-COVID update (update, guidance, rents)

Ms. Richards reported that the FHA is experiencing significant losses because of non-payment of rents. FHA continues to order PPE. 10,000 masks were ordered and shared with other housing authorities. Some clear masks are available to assist those with hearing impairments. Masks have been made available to tenants.

-Reorganization of the Board of Commissioners – VOTE

TABLED

-Union MOA– VOTE

Resolution 2020-86

Mr. Patton moved to approve the negotiated MOA. Ms. Howard seconded.
4-Ayes (Patton, Howard, Mascali, Favulli) 0-Nays MOTION CARRIED

-Union Contract– VOTE

Resolution 2020-87

Ms. Howard moved to approve the contract dated July 1, 2019 to June 30, 2022. Mr. Patton seconded.

4-Ayes (Patton, Howard, Mascali, Favulli) 0-Nays MOTION CARRIED

Future Agenda Items

Executive session regarding collective bargaining or litigation to be held on August 18

Resolution 2020-88

At 5:20 Mr. Patton moved to adjourn. Ms. Howard seconded.

4-Ayes (Patton, Howard, Mascali, Favulli) 0-Nays MOTION CARRIED

Relevant Documents

7/1/2020_report of mainstream vouchers

Email from Falmouth Fire Department

Open Meeting Law materials