

MINUTES OF A SPECIAL MEETING  
- OPEN SESSION -  
OF THE SPRINGFIELD HOUSING AUTHORITY  
HELD ON JUNE 5, 2012

The members of the Springfield Housing Authority met in Open Session at the Conference Room of the Springfield Housing Authority at 18 Saab Court, Springfield, Massachusetts at 4:30 PM on June 5, 2012.

A copy of the Notice of Meeting, pursuant to Section 23B of Chapter 39 of the Massachusetts General Laws, as amended, with the Certificate as to Service of the Notice, was ordered spread upon the minutes of the meeting and filed for records.

NOTICE OF MEETING

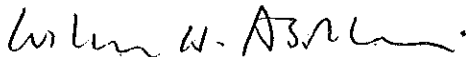
Notice is hereby given in accordance with Section 23B of Chapter 39 of the Massachusetts Laws, as amended, that a Special Meeting of the Board of Commissioners of the Springfield Housing Authority will be held at 4:30 PM on Tuesday, June 5, 2012 in the Conference Room of the Springfield Housing Authority at 18 Saab Court, Springfield, MA 01104.

SPRINGFIELD HOUSING AUTHORITY  
/s/William H. Abrashkin, Executive Director  
May 31, 2012

CERTIFICATE AS TO SERVICE OF THE NOTICE OF MEETING

I, William H. Abrashkin, the duly appointed and qualified Secretary of the Springfield Housing Authority, do hereby certify that on May 31, 2012 I filed in the manner provided by Section 23B, Chapter 39 of the Massachusetts General Laws, as amended, with the Clerk of the City of Springfield, Massachusetts, a Notice of Meeting of which the foregoing is a true and correct copy.

Attest:



William H. Abrashkin/Executive Director/  
Secretary to the Board

Chairman Babcock called the meeting to order at 4:31 PM, and those present upon roll call were as follows:

PRESENT

Timothy Babcock  
Raymond Warren  
Eugenia Choiniere  
Willie Thomas

ABSENT

ALSO PRESENT

William Abrashkin  
Michelle Booth (arrived at 4:39 PM)  
John Healy  
Wallace Kisiel  
Isabel Serrazina

Chairman Babcock asked that a moment of silence be observed in memory of slain Springfield police officer Kevin Ambrose.

The Board reviewed the minutes of May 2, 2012. Upon a motion made by Commissioner Warren, seconded by Commissioner Choiniere, it was unanimously

VOTED: To approve the minutes of May 2, 2012.

The Board reviewed the minutes of May 15, 2012. Upon a motion made by Commissioner Thomas, seconded by Commissioner Choiniere, it was unanimously

VOTED: To approve the minutes of May 15, 2012.

The Board reviewed materials relative to a construction contract award for the conversion of nine dwelling units at John L. Sullivan Apartments to handicap accessible units to be in accordance with Volunteer Cooperation Agreement with HUD. Mr. Kisiel indicated that as part of the federalization of the units at Reed Village, Duggan Park and Robinson Gardens, HUD is requiring that the SHA increase its number of handicap accessible units, but that they did not dictate where these units needed to be and that based on the construction of the buildings at the Sullivan Apartments, this would be one of the easier locations at which to do some of the conversions. Upon a motion made by Commissioner Warren, seconded by Commissioner Choiniere, it was unanimously

VOTED: To award a contract to Inglewood Development Corporation in the amount of \$1,489,827.00 to renovate nine units at Sullivan Apartments for handicapped accessible use, utilizing funds from the 2010 Capital Fund Program and to appoint Executive Director William

H. Abrashkin as the contracting officer authorizing him to execute the contract, subject to the review and approval of the Department of Housing and Urban Development.

The Board reviewed materials relative to a contract award for demolition of the tornado damaged building at 425 Central Street. Chairman Babcock noted there was quite a discrepancy in pricing between the lowest and highest bidders, in the amount of approximately \$148,000.00. Mr. Kisiel noted that the highest bidder was from out of town and that this may have had some effect on the pricing but that all bids were also reviewed by the architect on the project, Timothy Murphy, who recommended that the SHA accept the bid of the lowest responsive bidder. Upon a motion made by Commissioner Choiniere, seconded by Commissioner Thomas, it was unanimously

VOTED: To award a contract to J.R. Vinagro Corporation in the amount of \$89,054.00 to demolish the tornado damaged building at 425 Central Street, utilizing insurance funds and to appoint Executive Director William H. Abrashkin as the contracting officer authorizing him to execute the contract, subject to the review and approval of the Department of Housing and Urban Development.

The Board reviewed a certificate of substantial completion for Contract No. G-2012-1-1 with RAC Builders, Inc. for the installation of a new HVAC system at the Deborah J. Barton Neighborhood Network Center. Upon a motion made by Commissioner Warren, seconded by Commissioner Choiniere, it was unanimously

VOTED: To accept the certificate of substantial completion from RAC Builders, Inc. for Contract No. G-2012-1-1, hereby accepting the project, effective on May 14, 2012.

The Board reviewed materials subject to the repayment agreement to DHCD for the construction of the fifty Reed Village Section 8 units that took place in conjunction with the construction of the remaining 150 Reed Village units in preparation for federalization. It was noted that the total due to DHCD is in the amount of \$945,535.00, of which \$500,000.00 was approved by the Board of Commissioners for payment out of the pre-2004 Housing Choice Voucher Operating Reserves, which will be due to DHCD by July 15, 2012. An agreement between the SHA and DHCD was reached in which the remaining balance will be paid annually,

beginning October 2012, for a period of five years, with funding to come from the Reed Village Section 8 Operating Budget. Upon a motion made by Commissioner Thomas, seconded by Commissioner Choiniere, it was unanimously

VOTED: To approve repayment agreement by and between the Springfield Housing Authority and Department of Housing and Community Development in the amount of \$945,535.00 for construction undertaken at Reed Village Section 8, as part of the Reed Village federalization construction as follows:  
\$500,000.00 due July 15, 2012 with funding to come from pre-2004 Housing Choice Voucher Operating Reserves; and  
Five annual payments, in the amount of \$89,107.00 due on October 1 of each year, beginning October 1, 2012 and ending October 1, 2016, with funding to come from Reed Village Section 8 Operating Budget; and  
To authorize the executive director to execute said repayment agreement.

Chairman Babcock indicated that election of officers would be held to be effective July 1, 2012 as a result of his leaving the Board of Commissioners. He indicated that as late as May 18, 2012, he had spoken to Mayor Sarno with regards to the state of the Board and that the Mayor had assured him that he would schedule a time to meet. Judge Abrashkin stated that as of July 1<sup>st</sup>, the Springfield Housing Authority's Board of Commissioners would be down to three members, making it difficult to do its business in the event of one member being absent from a meeting. Commissioner Thomas suggested that perhaps the SHA should consider contacting DHCD to see if any assistance could be gained from them.

Chairman Babcock made a motion to nominate Commissioner Warren to the office of Chairman, which was seconded by Commissioner Choiniere, and it was unanimously

VOTED: To elect Raymond Warren to the office of Chairman of the Springfield Housing Authority Board of Commissioners, effective July 1, 2012.

Chairman Babcock made a motion to nominate Commissioner Thomas to the office of Vice Chairman, which was seconded by Commissioner Warren, and it was unanimously

VOTED: To elect Willie Thomas to the office of Vice Chairman of the Springfield Housing Authority Board of Commissioners, effective July 1, 2012.

Chairman Babcock made a motion to nominate Commissioner Choiniere to the office of Treasurer, which was seconded by Commissioner Thomas, and it was unanimously

VOTED: To elect Eugenia Choiniere to the office of Treasurer of the Springfield Housing Authority Board of Commissioners, effective July 1, 2012.

Chairman Babcock indicated that the office of Assistant Secretary would be vacant.

John Healy left the Conference Room at 5:15 PM and returned at 5:18 PM.

The Board reviewed an amendment to an existing contract for financial assistance from DHCD for an additional \$3,776,458.13 for the federalization construction at Reed Village, Duggan Park and Robinson Gardens. This increase in funding resulted from a construction contract that was awarded to undergo the construction at Robinson Gardens. Upon a motion made by Commissioner Thomas, seconded by Commissioner Choiniere, it was unanimously

VOTED: To adopt Resolution No. 9551, approving amendment to DHCD Contract for Financial Assistance, Capital Improvement Project No's. 281082 and 281083, work plan 281021023, for additional funding for repairs to meet HUD federalization as specified in the contract for capital improvement work plan and approved budget and timetable for completion of the work, and with all work subject to the requirements set by DHCD.

Judge Abrashkin informed the Board that a current member of the SHA staff, plumber Bob DiPietro, has been quite ill to the point that he is currently in a medically induced coma. He stated that he would keep all updated on his condition.

Chairman Babcock indicated that the Board of Commissioner's would enter into Executive Session and that it would not be returning to Open Session. Upon a motion made by Commissioner Thomas, seconded by Commissioner Warren, it was by a roll call vote (Babcock - Aye, Warren - Aye, Choiniere - Aye, Thomas - Aye) unanimously

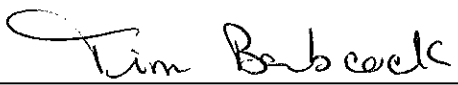
VOTED: To enter into Executive Session to consider the approval of minutes and to not reconvene in Open Session.

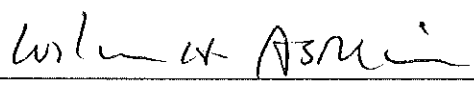
Raymond Warren left the Conference Room at 5:29 PM.

There being no further business to come before the members of the Springfield Housing Authority, upon a motion made by Commissioner Thomas, seconded by Commissioner Choiniere, it was by a majority (Commissioner Warren absent from vote)

VOTED: To adjourn the Open Session of a Special Meeting of the Springfield Housing Authority at 5:30 PM.

ATTEST:

  
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Timothy Babcock, Chairman

  
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William H. Abrashkin, Executive Director