

MINUTES OF A REGULAR MEETING
- OPEN SESSION -
OF THE SPRINGFIELD HOUSING AUTHORITY
HELD ON OCTOBER 16, 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 October 16, 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 Regular Meeting of the Board of Commissioners of the Springfield Housing Authority will be held at 4:30 PM on Tuesday, October 16, 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
October 12, 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 October 12, 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 Warren called the meeting to order at 4:30 PM, and those present upon roll call were as follows:

PRESENT

ABSENT

Raymond Warren
Willie Thomas
Eugenia Choiniere
Thomas Labonte
Angela Robles

ALSO PRESENT

William Abrashkin
Michael Bailey
Michelle Booth (arrived at 4:40 PM)
Nicole Contois
Joseph D'Ascoli
John Healy
Wallace Kisiel
Mary Ellen Lowney (arrived at 4:32 PM)
Isabel Serrazina
Doug Thornton, Allied Waste Services (arrived at 4:32 PM)

The Board reviewed materials relative to FY2013 HUD fair market rents and payment standards for the Housing Choice Voucher Program to be effective for October 1, 2012. Mr. D'Ascoli explained that his recommendation sets the new payment standards at 100% of the fair market rents established by HUD. Upon a motion made by Commissioner Thomas, seconded by Commissioner Choiniere, it was unanimously

VOTED: To adopt Resolution No. 9557, whereas the Springfield Housing Authority wishes to adopt HUD's FY2013 Fair Market Rents and Payment Standards based on 100% of the Fair Market Rents effective October 1, 2012 as set forth below:

Bedroom Sizes	New FMR and Payment Standards 100%	New FMR and Payment Standards 100%
0 Bedroom	624	624
1 Bedroom	748	748
2 Bedroom	935	935
3 Bedroom	1167	1167
4 Bedroom	1330	1330
5 Bedroom	1530	1530
6 Bedroom	1729	1729

The Board reviewed a request for a change order to Contract No. G-2012-14-11 with J.R. Vinagro Corporation related to the demolition of 425 Central Street, to include an extension of time on the date of completion and for the removal of a concrete slab and foundation wall discovered in the rear parking lot. Upon a motion made by Commissioner Thomas, seconded by Commissioner Choiniere, it was unanimously

VOTED: To approve Change Order No. 1 to Contract No. G-2012-14-11 in the amount of \$8,134.12, making the new contract amount \$97,188.12 and extending the substantial completion date to September 21, 2012.

The Board reviewed a certificate of substantial completion for Contract No. g-2012-14-11 with J.R. Vinagro Corporation for the demolition of 425 Central Street. Upon a motion made by Commissioner Choiniere, seconded by Commissioner Robles, it was unanimously

VOTED: To accept the certificate of substantial completion notification from J.R. Vinagro Corporation for the demolition of 425 Central Street under Contract No. G-2012-14-11, hereby accepting the entire project effective at noon on September 22, 2012 and authorizing the release of the 5% retainage and final payment.

The Board reviewed a request for a change order to Contract No. 35-C-2012-22-5 with Meadows Construction Inc. related to the re-roofing project at Riverview and Manilla Apartments to include re-roofing of entry vestibules, additional plywood installation on canopies, and truss replacement. Upon a motion made by Commissioner Labonte, seconded by Commissioner Robles, it was unanimously

VOTED: To approve contract Change Order No. 1 in the amount of \$23,903.49 to Contract No. 35-C-2012-22-5 with Meadows Construction Inc. for the changes as described by Leon Pernice & Associates, making the new contract amount \$696,903.49 and extending the substantial completion date by fourteen days, making the new substantial completion date November 20, 2012.

The Board reviewed materials and a recommendation to award a contract in response to an RFP issued for towing services on SHA's public housing properties. It was noted that CJ's Towing Unlimited, the current provider of these services, was the sole

respondent. Mr. Bailey also indicated that costs associated for the towing services are a direct charge to the tenant in violation. Upon a motion made by Commissioner Labonte, seconded by Commissioner Robles, it was unanimously

VOTED: To award a three year contract for towing services from November 1, 2012 until September 30, 2015 to CJ's Towing Unlimited, Inc.

The Board reviewed materials and a recommendation to award a contract in response to an IFB issued for trash removal services at developments with dumpsters. Upon a motion made by Commissioner Labonte, seconded by Commissioner Thomas, it was unanimously

VOTED: To award a contract for trash removal services at the properties listed in Revised Exhibit A of the October 8, 2012 Invitation for Bids to Waste Management of Massachusetts, Inc. in the aggregate amount of \$161,616.24 for a three year period commencing November 1, 2012 through October 31, 2015 (\$53,337.00 year 1, \$53,870.28 year 2, \$54,408.96 year 3) and at the annual rate of \$55,769.28 for option renewal year 4, November 1, 2015 through October 31, 2016, and at the annual rate of \$57,163.44 for option renewal year 5, November 1, 2016 through October 31, 2017.

The Board reviewed a request for a change order to Contract No. 2008-8-20 Automatic Laundry, Inc. to renew the term of said contract for a five year period commencing January 1, 2013. Commission Choiniere voiced concern with services provided by Automatic Laundry, including the type of washers and dryers that are currently in use and the customer service provided by the company. Chairman Warren suggested that any vote be held for the time being until such concerns that Commissioner Choiniere had are addressed. He indicated his discomfort in approving a five-year extension to the term of the contract without noted concerns being addressed. Judge Abrashkin suggested that new specifications be drawn up upon polling property management and tenants as to their needs and concerns and in the meantime asking Automatic Laundry to extend the terms of the contract on an intermittent basis.

The Board reviewed materials relative to the 2013 Utility Allowance Schedule for the federal public housing program for those developments that residents pay for their own electricity.

Upon a motion made by Commissioner Thomas, seconded by Commissioner Labonte, it was unanimously

VOTED: To adopt Resolution No. 9558, whereas the Springfield Housing Authority wishes to approve a revised utility allowance schedule for tenant supplied electricity in the Public Housing program, effective January 1, 2013, as set forth below:

2013 SUMMARY ALLOWANCE FOR TENANT SUPPLIED ELECTRICITY						
PUBLIC HOUSING PROGRAM						
		1BR	2BR	3BR	4BR	5BR
Riverview 35-1						
• Row House/Garden		70	95	N/A	143	166
• High Rise		59	72	89	N/A	N/A
Sullivan 35-3		74	99	123	148	170
Pine-James 35-6		N/A	99	N/A	N/A	N/A
Manilla 35-7		N/A	108	135	158	N/A
Moxon 35-8		N/A	95	118	143	166
Pine-Renee 35-9		N/A	99	123	148	N/A
Pendleton 35-10		N/A	N/A	118	143	N/A
Marble 35-11		N/A	N/A	123	N/A	N/A
Turnkey 35-22		N/A	72	89	110	N/A
Reed Village		70	95	118	N/A	N/A
Duggan Park		70	95	118	143	N/A

The Board received a request to maintain open the waiting list for fully accessible two, three and four-bedroom units in the federal public housing program. Ms. Booth indicated that the Board had authorized these waiting lists to open these lists at its August meeting for a period of sixty days. She reminded the Board that the purpose was to establish a pool of eligible applicants to fill the units that are undergoing conversion to handicap accessible. Upon a motion made by Commissioner Robles, seconded by Commissioner Choiniere, it was unanimously

VOTED: To authorize that the waiting list for fully accessible two, three and four-bedroom units in the federal public housing program remain open until such time the Application Department determines there is a

sufficient pool of applicants to fill the units undergoing ADA modernization.

The Board reviewed an amendment to an existing contract for financial assistance from DHCD for an additional \$2,522,893.44 for the federalization construction at Robinson Gardens. This increase in funding is for approved REAC work beyond exterior to meet HUD federalization requirements. Upon a motion made by Commissioner Choiniere, seconded by Commissioner Labonte, it was unanimously

VOTED: To adopt Resolution No. 9559, accepting Ammendment No. 2 to DHCD Contract for Financial Assistance, Capital Improvement Work Plan 281021023, for additional funding for approved REAC work beyond exterior at 200-3 Robinson Gardens development to meet HUD Federalization as specified in the contract for capital improvement work plan/approved budget and timetable for completion of the work, and subject to the requirements set out in the terms and conditions as set forth in said amendment.

The Board reviewed the agreement reached between the SHA and AFSCME, AFL-CIO State Council 93, Local #3521 representing Bargaining Unit D, Management, for the period April 1, 2012 through March 31, 2014. It was noted that the agreement was ratified by Unit D members in early September. There being no concerns with the agreement, upon a motion made by Commissioner Labonte, seconded by Commissioner Choiniere, it was unanimously

VOTED: To adopt Resolution No. 9560, whereas the Springfield Housing Authorityn["SHA"] Board of Commissioners accepts the terms of the union agreement put foth between the SHA and AFSCME AFL-CIO, State Council 93, Local #3521 for Bargaining Unit D, Management, for the period April 1, 2012 through March 31, 2014.

Judge Abrashkin reported to the Board that he has begun to make a connection with Ralph Smith of the Annie E. Casey Foundation in hopes of pursuing other avenues to continue to fund the Talk/Read/Succeed! program. He indicated that in his brief exchange with Mr. Smith to date, that has led him to a lead with one Ana Maria Argilagos, who is with HUD's Office of International and Philanthropic Innovation.

Judge Abrashkin reported on the Federalization project indicating that now, two out of the three developments, Reed

Village and Duggan Park, have now passed REAC physical inspection, with the only remaining site being Robinson Gardens. He stated that the anticipated timeframe for that REAC physical inspection will be in January 2013.

Ms. Booth provided the Board with an update on the Choice Neighborhood Planning Grant, which included a report for the quarter ending October 15, 2012 inclusive of information on activities undertaken to date, budgets and sources of leverage.

Judge Abrashkin indicated that a global meeting was held on September 24th with members of HUD, EPA and SHA, to discuss further the lead paint certification issues that the SHA has been cited with. Given that the matter is under litigation, suggestion was made that this matter be discussed in Executive Session, already planned for.

Chairman Warren asked for the Board's consideration to move into Executive Session. Upon a motion made by Commissioner Thomas, seconded by Commissioner Labonte, it was by a roll call vote (Warren - Aye, Thomas - Aye, Choiniere - Aye, Labonte - Aye, Robles - Aye) unanimously

VOTED: To enter into Executive Session to discuss strategy with respect to litigation and to not reconvene in Open Session.

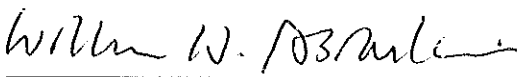
There being no further business to come before the members of the Springfield Housing Authority, upon a motion made by Commissioner Choiniere, seconded by Commissioner Labonte, it was unanimously

VOTED: To adjourn the Open Session of a Regular Meeting of the Springfield Housing Authority at 5:23 PM.

ATTEST:



Raymond Warren, Chairman



William H. Abrashkin, Executive Director