

MINUTES OF THE REGULAR MEETING
- OPEN SESSION -
OF THE SPRINGFIELD HOUSING AUTHORITY
HELD ON APRIL 29th, 2025

The members of the Springfield Housing Authority met in Open Session at the Conference Room of the Springfield Housing Authority at 60 Congress St., Springfield, Massachusetts at 4:00 PM on April 29th, 2025.

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 4:00 PM on Tuesday, April 29th, 2025 at the Conference Room of the Springfield Housing Authority at 60 Congress St., Springfield, Massachusetts.

SPRINGFIELD HOUSING AUTHORITY
/s/Denise R. Jordan, Executive Director
April 25th, 2025

CERTIFICATE AS TO SERVICE OF THE NOTICE OF MEETING

I, Denise R. Jordan, the duly appointed and qualified Secretary of the Springfield Housing Authority, do hereby certify that on April 25th, 2025, 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:


Denise R. Jordan / Executive Director/Secretary to the Board

Chairman Labonte called the meeting to order at 4:00 PM, and those present upon roll call were as follows:

PRESENT

Thomas Labonte
Jessica Quinones
Willie Thomas
Raymond Warren

ABSENT

Angela Robles

ALSO PRESENT

Prsicilla Chesky
Fidan Gousseynoff
Austin Harris
John Healy
Denise Jordan
Nicole Kane

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The Board reviewed the Minutes of March 18th, 2025. With no questions or comments and upon a motion made by Commissioner Warren, seconded by Commissioner Quinonez and following a board roll call, it was unanimously (Commissioner Thomas absent at the time voting took place)

VOTED: to approve the Minutes of March 18th, 2025.

The Board reviewed materials and recommendation to award a contract for the elevator project at Gentile Apartments presented by Deputy Executive Director John Healy. He explained that this is the last elevator modernization contract award and project is funded by ARPA money from the City. It will be the 1st time SHA will be using this vendor and most work will be done by their subcontractors - United Elevator.

Upon a motion made by Commissioner Warren, seconded by Commissioner Quinonez and following a roll call, it was unanimously (Commissioner Thomas absent at the time voting took place)

VOTED: to award a Contract to General Contracting Solutions, Inc. of 529 College Hwy Southwick, MA in the amount of One Million One Hundred Twenty-Three Thousand Two Hundred Thirty-Three Dollars (\$1,123,233.00), for the Elevator Modernization project at Gentile Apartments; appoint Executive Director, Denise R. Jordan as the Contracting Officer authorizing her to execute the contract.

Deputy Healy provided information about the next contract on the agenda - for the purchase of security cameras, NDR equipment and wi-fi-equipment for Reed Village and Robinson Gardens funded by earmark money. Mr. Healy explained that there is no existing infrastructure at those developments, therefore a lot of work will be done to wire, install conduits and outlets for NDR equipment and some work will be done by SHA electricians but this contract is specifically for purchasing the required equipment.

Upon a motion made by Commissioner Quinonez, seconded by Commissioner Warren and following a roll call, it was unanimously (Commissioner Thomas absent at the time the voting took place)

VOTED: to award a contract to Boston Electric and Telephone Corp. of West Bridgewater, MA in the amount of One Hundred Eleven Thousand Eight Hundred Two Dollars and Eighty-Six Cents (\$111,802.86) for purchase of security camera equipment.

Deputy Healy presented the next item on the agenda requesting Board's approval to award a contract for architect and engineering services to Winslow Architects. He explained that the contract is for Capital Fund 2024 multiple projects at multiple locations, including windows, bathroom renovations at family developments (Reed Village, Robinson Gardens and Duggan), fire alarm upgrades at high-rise buildings (Saab Ct. and Riverview), cameras installation, and exterior doors.

Commissioner Thomas entered the Conference Room at 4:10 pm.

Mr. Healy stated that this will be the 1st time SHA will be using this vendor - the references came good and other PHAs have been using them for their projects. He stated that one of the architects that SHA used in the past - Leon Pernice

passed away and another company that provided architectural and engineering services to SHA in the past - Architectural Solutions - has not submitted its bid for this RFP because they are working on other projects.

Upon a motion made by Commissioner Quinonez, seconded by Commissioner Warren and following a roll call, it was by a majority vote (Commissioner Thomas abstained)

VOTED: to allow the SHA staff to negotiate a contract to provide design/bid documents and contract Administration with Winslow Architects for the Comprehensive Modernization project; appoint Executive Director, Denise R. Jordan, as the Contracting Officer authorizing her to execute the contract.

Finance Director Austin Harris provided a brief update on the matter of preparing financial statements and fiscal year end. He explained that the initial plan was to present all the materials for the Board but the staff run into a snag with some GL numbers when transferring data from Yardi to PHA-Webb. Together with the Fee Accountant, they are working on clarifying the information and expecting to have everything ready for the next meeting.

The Board reviewed materials and a recommendation to adopt new income limits presented by Deputy Executive Director Nicole Kane. In response to Commissioner Thomas's question, she confirmed that there are no changes to the regulations and in response to Commissioner Warren's question, explained how this change might affect subsidies.

Upon a motion made by Commissioner Thomas, seconded by Commissioner Quinonez and following a roll call, it was unanimously

VOTED: to adopt Resolution #9833 to adopt new HUD income limits for federal-aided public housing and Section 8 Program effective April 29, 2025 as follows:

FY 2025 Income Limit Category	Number of Persons in Family							
	1	2	3	4	5	6	7	8
Very Low Income	41,850	47,800	53,850	59,800	64,600	69,400	74,150	78,950
Extremely Low Income	25,150	28,750	32,350	35,900	38,800	43,150	48,650	54,150
Low Income	67,000	76,550	86,100	95,650	103,350	111,000	118,650	126,300

Executive Director Jordan started her report by reporting a meeting with Commissioner Warren to discuss Board agenda format. She informed the Board about successful Union negotiations that completed in record-breaking 5 hours and praised Attorney Sullivan and Union Representative Frank Gentile for their leadership. Ms. Jordan continued her report by informing about the meeting with the ED and a delegation of officers of Neighbor to Neighbor organization. She attended the meeting together with Deputy Kane and it was a good opportunity to share the SHA's story, to tell about the challenges the staff has to deal with and to stress the importance of having community organizations explaining their clients that tenants have to respect their obligations and responsibilities.

Ms. Jordan continued by reporting about a MassNAHRO Federal Housing Leadership Roundtable. She stated that there have been some rumors about staffing changes at HUD but not much information about upcoming changes coming from the HUD Regional Field Office. It was only a few days ago when the information came that 4 HUD officials are retiring.

Other items on the Executive Director's report included: the staff appreciation day on May 16th, the corrective action plan due to HUD being on schedule, vacancy numbers looking good with several units placed offline due to the elevator modernization project at Riverview expected to be placed back online soon; the work on website reorganization nearing its completion; and the press-conference by the City officials on illegal dumping at the SHA property. Ms. Jordan stated that illegal dumping is one of the biggest challenges the SHA has to face on a daily basis.

In response to Commissioner Warren's question, Executive Director Jordan stated that she does not know what triggered the request for a meeting from Neighbor to Neighbor. She said it might be because both SHA and Neighbor to Neighbor participated at a meeting organized by Wayfinders or due to the situation with evictions statewide. She added that one of the items discussed at the meeting was about the RAFTA program.

The Board accepted the AP Report, Vacancy / Occupancy Report and Work Order Report for the month of March 2025.

Upon a motion made by Commissioner Quinonez, seconded by Commissioner Thomas and following a roll call, it was unanimously

VOTED: to enter into Executive Session to discuss strategy with respect to collective bargaining and to return into open session.

The Board returned to the Open Session at 4:41 pm.

Upon a motion made by Commissioner Thomas, seconded by Commissioner Quinonez and following a roll call, it was unanimously

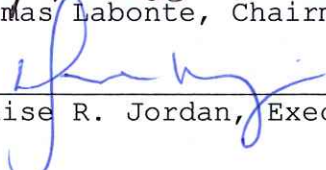
VOTED: to adopt Resolution #9834 to execute the contracts with AFSCME, AFL-CIO, State Council 93, Local #3521, Units A, B, C & D effective 04/01/2025-03/31/2028.

There being no further business to come before the members of the Springfield Housing Authority Board, upon a motion made by Commissioner Warren, seconded by Commissioner Quinonez, and following a board roll call, it was unanimously

VOTED: to adjourn the Open Session of the Regular Meeting of the Springfield Housing Authority at 4:42 PM.

ATTEST:


Thomas LaBonte, Chairman


Denise R. Jordan, Executive Director