

MINUTES OF A REGULAR MEETING
- REGULAR/OPEN SESSION -
OF THE SPRINGFIELD HOUSING AUTHORITY
HELD ON FEBRUARY 16TH, 2021

The members of the Springfield Housing Authority met in Open Session remotely via telephone conference at 1:00 PM on February 16th, 2021.

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 1:00 PM on Tuesday, December 15th, 2020 remotely via telephone conference call.

SPRINGFIELD HOUSING AUTHORITY
/s/Denise R. Jordan, Executive Director
FEBRUARY 16TH, 2021

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 February 16th, 2021. 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 1:01PM, and those present upon roll call were as follows:

PRESENT

Thomas Labonte
Willie Thomas
Jessica Quinones
Angela Robles
Raymond Warren

ABSENT

ALSO PRESENT

Fidan Gousseynoff
Denise Jordan
Nicole Kane
John Healy
Michele Decoteau

C. Approval of Minutes

The Board did not review the Minutes of January, 2020. Next month, the minutes for January and February will be available and approved.

D. Old Business

There was no old business.

E. New Business

E-1. Siemens Energy Performance Contract Update: John Healy introduced Lisa Schoerueuer to address the final results on the Siemens Energy Performance Contract partnership with SHA. L.S. quickly went through the Siemen Energy Performance Contract partnership and gave an overview of what was accomplished as a reminder and result. They were able to replace the boilers and increase the efficiency. They replaced the lighting and it proved to be more energy efficient and reduced costs. Toilets and shower heads were replaced for water conservation opportunities. Building Envelope Improvements were implemented by weatherstripping the units.

LS presented an Amendment Scope which totaled the original contract at \$9,494,001 with a slight amendment totaling at \$9,548,264.57

LS presented pictures of facility improvements that included weatherstripping and sealing in Duggan Park, new exterior fixtures in Pendleton, boiler replacement in Reed Village and Robinson Gardens.

George Chiaveras went into detail about what was pictured and how the facilities were improved. For example, a lighting fixture was photographed at Pendleton and GC went more in depth for the board. A new exterior light component was pictured, replacing old fixtures with LED lighting.

GC confirmed that some types of advances permitting was based upon drafts of the potential replacements and upgrades.

LS and GC exited meeting at 1:23PM.

JH concluded the new business by stating Siemens did a great job and their communication was great. JH thanked all workers and tenants, calling it a "group effort" during a pandemic.

E-2. Approve Contract extension to Contract No. G-2018-7-5 with Eco Systems Pest Control for Pest Control services for the period April 1, 2021 through March 31, 2023 for an annual cost of \$227,086.94.

JH used an existing cost from an existing contractor. He dealt with it differently and there was a cost savings. There were more inspections and services were provided to places that needed it the most.

The board voted unanimously to approve the contract extension.

Thomas LaBonte: Yes
Angela Robles: Yes
Jessica Quinones: Yes
Raymond
Willy Thomas: Yes

F. Executive Director's Report

DJ briefed the board with how difficult it was to get the Covid 19 vaccination news to the seniors and its availability. There has been very little guidance coming from the state. SHA has been working with the city, however, the city is having a hard time working with the state.

There was an issue with getting some of the information translated. DJ thanked FG and LS for translating some documents to Russian and Spanish speaking populations.

The city is working on Somali and Vietnamese translations.

Some tenants are not paying rent due to the Covid-19 pandemic. Some people think they don't have to pay rent because of the pandemic and their rent is accruing and property managers are trying to reach out to them more.

SHA is waiting on the findings of Dooley and Vickers. Meanwhile DJ and NK sit in on the phone calls for any guidance.

SE briefed the board with information on how the new computer program is being facilitated. Forty-eight machines have been rolled out to Congress and Residential Assistance. An intern from Tech Foundry, Sheila Harris was utilized for 7 weeks.

G. Correspondence/Communications

H. Reports

1. AP Report January 2021: RW asked about \$15,000 to which MD said it is paid once a year to support the phone system. NK confirmed it is the service contract for SHA's network. There was a \$7000 bill to an elevator company.

2. Financial Reports: MD drew out the CARES money in January from HUD so the income will increase. She drew more out in September. There is about \$200,000 left, and could take care some of the losses. AMP11 only has four units and it will most likely operate at a loss most of the time. RW mentioned that many expenses are lower and MD said it was due to Covid. NK confirmed several items impacted by Covid.


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 Robles, it was unanimously

VOTED: to adjourn the Open Session of a Regular Meeting of the Springfield
Housing Authority at 1:50PM.

ATTEST:



Thomas Labonte, Chairman



Denise R. Jordan, Executive Director