

TAUNTON HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING OF JUNE 26, 2024

The members of the Taunton Housing Authority (THA) met for a Regular Meeting 15 West Britannia Street in the City of Taunton at 3:15 p.m. on June 26, 2024.

The meeting was called to order by the Chairperson, and, upon roll call, those members present and absent was as follows:

PRESENT: F. Roger Hoffmann
Lillian Ricketts
Arthur Lopes

ABSENT: Alison Rosa

The Chairperson introduced the first item of the Agenda, the Consent Agenda.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: To approve the Consent Agenda without the Leased Housing Report

The Chairperson moved to the Executive Director's Report.

The Executive Director began her report by notifying the Board that Mr. Robert Penagos has submitted his resignation and will be returning to the Worcester Housing Authority. The agency plans to advertise his position shortly. Additionally, there may be a reorganization of the maintenance department, along with the recruitment of a supervisor to be present on-site. Given the number of properties we manage, it is essential to always have a supervisor available on-site. Furthermore, we will seek administrative support within the maintenance department.

The Community Center at Riverside Apartments is currently our primary focus. It is essential that this project is secured under contract by the end of the year. With a budget of \$5 million, it necessitates several meetings with residents and the consideration of various resiliency components. Given the approaching deadlines, the ARPA funds are likely to be allocated swiftly, alongside a \$4 million sustainability grant from the state. Ms. Ricketts provided insights regarding the residents and their children, as well as the programs that will be available at the center once it is established.

Coyle residences are being established rapidly. A ribbon-cutting ceremony is scheduled for the last week of July or the first week of August, and invitations will be sent to the board members. Management is collaborating with James Thomas to engage with applicants. It is anticipated that some alumni from Coyle will be present. The basketball court has been preserved, and the design resembles that of Walker School.

Ms. Doherty ended her report with an update on the bond funding, which is currently under consideration in the Senate, amounting to \$6 million. It is important to note that operating funds differ, with \$115 million in hard cash allocated directly to the agency. The bonding process is distinct, as the state must secure these funds through bonding measures, reflecting a commitment to ensure the availability of financial resources. The expectation is to see this funding distributed over a five-year period, with an additional \$30 million earmarked for the operating fund. The bonding is unlikely to be finalized until this time next year. When the bond proposal reaches the Senate, there is a tendency for amendments to be requested. Recently, She submitted an earmark to Marc Pacheco, which includes \$2 million designated for the John Shea elevator and \$500,000 for the redevelopment of the Oak and Highland Court sites, along with provisions for hiring a consultant, totaling \$1 million.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to approve the Executive Director's Report

The Chairperson moved to New Business.

The first item under New Business was the Capital Fund Amendment.

The Executive Director recommended that the Board approve the 1 Year Federal Capital Fund Amendment in the amount of \$1,217,244.00.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to approve the 1 Year Federal Capital Fund Amendment

The next item under New Business was the Contract for Legal Services.

The Executive Director recommended that the Board award the Contract for Legal Services to Robert G. Treano, P.C. who will charge \$150 per hour.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to award the Contract for Legal Services to Robert G. Treano, P.C.

The next item under New Business was the Change Order #1 for Council on Aging Emergency Wall Repairs.

The Executive Director recommended that the Board approve the Change Order #1 for Council on Aging Emergency Wall Repairs in the amount of \$3,902.76.

Upon a motion made by Mr. Lopes, seconded by Mr. Ricketts, it was unanimously

VOTED: to approve the approve the Change Order #1 for Council on Aging Emergency Wall Repairs

The next item under New Business was the Second Year Contract Renewal for Sprinkler Services.

The Executive Director recommended that the Board approve the Second Year Contract Renewal for Sprinkler Services with Rustic Fire Protection, Inc.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to approve the Second Year Contract Renewal for Sprinkler Services with Rustic Fire Protection, Inc.

The next item under New Business was the Contract for Electrical Services within a 30-mile radius of Taunton.

The Executive Director recommended that the Board award the Contract for Electrical Services within a 30-mile radius of Taunton to Tilton Electric, Inc. in Plymouth, MA in the amount of \$90,226.58.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to award the Contract for Electrical Services within a 30-mile radius of Taunton to Tilton Electric, Inc.

The next item under New Business was the Contract for Plumbing Services within a 30-mile radius of Taunton.

The Executive Director recommended that the Board award the Contract for Plumbing Services within a 30-mile radius of Taunton to Robert Irvine & Sons in the amount of \$66,356.00.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to award the Contract for Plumbing Services within a 30-mile radius of Taunton to Robert Irvine & Sons

Under Discussion: Questions regarding cost of materials

The next item under New Business was the Contract for Floor Covering Services.

The Executive Director recommended that the Board award the Contract for Floor Covering Services to Mass Floors, Inc. in the amount of \$77,555.00.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to award the Contract for Floor Covering Services to Mass Floors, Inc.

The last item under New Business was the Contract for Floor Covering Services within a 30-mile radius of Taunton.

The Executive Director recommended that the Board award the Contract for Floor Covering Services within a 30-mile radius of Taunton to Mass Floors, Inc. in the amount of \$469,697.00.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to approve the Contract for Floor Covering Services within a 30-mile radius of Taunton to Mass Floors, Inc.

The Chairperson moved to Old Business

There was no Old Business

The Chair Person moved to Other Business

Other Business: The Chairperson moved to Other Business for consideration of any matter not known about or which could not have been reasonably foreseen within 48 hours of this meeting.

The Executive Director recommended that the Board agree to allow her to apply for the Housing First Grant, which amounts to over \$200,000 per year.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to agree to allow the Executive Director to apply for the Housing First Grant

The Board also had questions regarding electric vehicles the agency owns, as well as charging stations for the same.

The Executive Director explained that the Agency owns two electric vehicles and is planning to install charging stations for electric vehicles in the Riverside Apartments by the year 2025.

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

VOTED: to adjourn the meeting at 3:55 p.m.

Date of Next Meeting: Wednesday, September 18, 2024, at 3:15 p.m.

Place of Next Meeting: 15 West Britannia Street

Taunton, MA

Attachments:

- Meeting Minutes
- Bills Schedule
- Capital Fund Amendment
- Legal Services Tabulation Sheet
- Change Order #1 for COA Emergency Wall Repairs
- Sprinkler Services Tabulation Sheet
- Electrical Services Tabulation Sheet
- Plumbing Services Tabulation Sheet
- Floor Covering Services Tabulation Sheet
- Floor Covering Services – 30-mile radius of Taunton - Tabulation Sheet
- Legal Services - Tabulation Sheet