

The Webster Housing Authority held its regular monthly meeting on Monday March 22, 2021 in the community building at 10 Golden Heights, Webster. After resolving technical difficulties, the meeting was called to order at 5:55 pm and Vice-Chairman announced the meeting was being recorded through the GotoMeeting app.

- I. *Roll Call* Upon roll call, the following members were present David DuPont, Douglas Babcock, William Herra, Peter Luchina and James Avery. Also present: Paula Mayville, Executive Director, Rhea Parker, Julie Dell'Anna, Marie Hardy, Laurie Herra and William Herra.
- II. *Minutes* Douglas Babcock made a motion to accept the minutes from 2/22/21 as presented. Motion seconded by Peter Luchina. James Avery abstained and other members were in favor.
- III. *Executive Director's Report*
  1. Paula reported that many residents interested in the vaccine were able to get their first dose and will be receiving their second vaccine next door at Slater Estates March 23. The WHA was hosting its first vaccine clinic (Moderna) in conjunction with the Town's Board of Health on March 24 at Building 19. The Board of Health will manage create and manage a backup list for extra doses. Wha staff has spent an extraordinary amount of time registering and scheduling our residents for each location and all staff will be working the clinic at Building 19. Bill Herra also volunteered to staff the clinic if extra help is needed.
  2. DHCD's energy/sustainability award letter for \$675k arrived just prior to February's meeting and was discussed briefly. DHCD instructed the WHA to apply for these programs in the most recent five year plan. Since then, DHCD's designer has visited the properties and now recommends NOT doing the proposed work at Golden Heights nor either of the group homes. Second Island may remain eligible for the original weatherization program. A separate \$275k grant was awarded for heat conversion at Second Island. Though the housing authority has slowly been converting oil furnaces there to natural gas heat, this grant recommends the installation of mini-split heat pumps instead. Given the high cost, likely only ten (1/3) of the units would get completed in the first phase; leaving a combination of natural gas, oil and heat pumps in this small development. The board was in

agreement that that mini split heat pumps are not the appropriate/desired solution at that property for a number of practical and physical reasons. Paula will continue negotiating with DHCD for the gas conversion rather than heat pumps. Approval of the modernization ACC, which includes this now unlikely \$675k appears later in the agenda.

3. Collective Bargaining with SEIU Local 888 will reopen in April for another three year term. Paula noted that agreement calls for one board member, herself, and one maintenance member sit for negotiations. Peter Luchina, who sat previously, agreed to sit again so long as he remained a member after May's election. Motion made by Doug Babcock to designate Peter Luchina as the board's negotiation representative, and agreed to serve as an alternate if needed. Motion seconded by David DuPont, and all members were in favor.
  4. Paula provided information on Mass Nahro's upcoming virtual Legislative Day scheduled for the next day, reviewed the group registration savings, and invited any interested members to participate from home or the office.
  5. Online version of the town ballot still only lists two of three open positions on the WHA Board. Bill Herra confirmed that Town Clerk verified all three positions will appear on the actual ballot, but the site had not been updated to reflect that. Bill Herra stated he took out papers for the five year term, James Avery and Peter Luchina both took out papers for the four year term, and no one had taken out papers on the two year term. Two year term may be decided by write-in.
  6. Heat pump installation started at Golden Heights I at no cost through Rise Engineering last week. Three separate crews will work in separate phases marking, core drilling and then electrical/installation. The first building has gone slow and notices have had to be changed a couple times.
- IV. Report of Tenant Organization: there was nothing new to report, and Board will be updated once the group is able to start meeting again
- V. *New Business*: Chairman noted that Jim Avery asked the answering service be put on next month's agenda as he continues to have difficulty dealing with them.

1. *State modernization: Annual contributions contract Amendment #11 was reviewed by Paula, and further discussed potential ineligibility for \$675k weatherization grant. Given the inclusion of all other modernization funding on this Amendment 11, Paula recommended the Board move to approve the document, understanding it will likely be adjusted by DHCD. Douglas Babcock made a motion to approve Amendment 11 for \$966,685 and authorize the Chair to sign on behalf of WHA. James Avery seconded the motion. Upon roll call vote all members were in favor.*
2. *Federal modernization Annual Contributions Contract: Board reviewed the allocation \$114,434 (as anticipated) in comparison with other Massachusetts housing authorities. Bill Herra made a motion to approve the federal Annual Contributions contract, seconded by James Avery. Upon roll call vote all members were in favor.*
3. *Renewal fee accounting contract: Paula confirmed the WHA's satisfaction with the long-time fee accountant. Douglas Babcock made a motion to renew the contract with Fenton Ewald & Associates as presented. Peter Luchina seconded the motion. Upon roll call vote, all members were in favor.*

VI. *Unfinished Business* none

VII. *Other Business* unknown at time of posting: Paula provided a copy of Bill Herra's federal commissioner certification through National Nahro and Board shared congratulations.

VIII. *Bills and Listing* Checks were signed and registers reviewed at beginning of meeting.

IX. *Adjourn* Before adjourning, the Board discussed its desire to begin meeting in person again. Vaccines were discussed and all members agreed they would like to resume in person meetings. With the next regular meeting scheduled for Monday April 26, James Avery made a motion to adjourn at 626pm. Motion seconded by Douglas Babcock; all members in favor.

Respectfully Submitted (Attest)

Paula Mayville, Executive Director

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