

NORTHBOROUGH HOUSING AUTHORITY

EQUAL HOUSING OPPORTUNITY

26 VILLAGE DRIVE
NORTHBOROUGH, MA 01532
(508) 393-2408 FAX (508) 393-2747**REGULAR BOARD MEETING- June 2, 2021 – Virtual Meeting**

Members Present: Rita Osborne
Elaine Solomon
Brad Newman
Rae Carlsen
Andrew Dowd

Andrew Dowd was the host of the Zoom Board Meeting for the Town of Northborough. Rita Osborne, Chairman for the Northborough Housing Authority began by reading the following:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Housing Authority will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

The meeting was called to order at 6:00 p.m. by chairperson, Rita Osborne.

Minutes from the Regular Meeting held on May 5, 2021 were approved as presented by motion of Andrew Dowd, seconded by Brad Newman and unanimously approved by roll call of all.

Report of Executive Director:

- The Northborough Housing Authority (NHA) currently has two vacant 667 units.

The Director brought up discussion on the Department of Housing and Community Development Public Housing Notice, (DHCD) PHN 2021-09, Juneteenth Independence Day Guidance. Governor Baker signed the holiday into law on July 24, 2020 to recognize the continued need to ensure racial freedom and equality. June 19, 2021 will be the first day Juneteenth is celebrated officially in Massachusetts and Commonwealth employees will receive paid holiday benefits for this year. The board unanimously agreed to table the discussion until next year and not adopt it as an official holiday for the Northborough Housing Authority at this time.

Board review and approval of capital projects and payments

- The Director made the decision to not accept the wrong windows which were measured incorrectly and ordered by the contractor for the buildings at Colonial Village. The contractor and engineer offered some alternatives for using the windows but none of the choices looked aesthetically correct. The contractor will order the correct windows and provide another mock up for approval. The windows will take some time to come in due to the fact that everything is back ordered.
- The kitchen cabinets for 96 Northgate are currently still back ordered and are expected to be delivered any day.
- A motion was made by Rae Carlsen, seconded by Elaine Solomon and so voted to award the construction contract to Performance Plumbing and Heating, Inc. of Medway, MA. This contract in the amount of \$48,824.00 is for the HVAC Overhaul at 152 East Main Street, DHCD Fish # 215093. The vote was unanimously approved by all.
- The Director is waiting on Mass Housing Partnership to send out an engineer to do a land survey on the parcel of land at Colonial Village under consideration for building new units. She is also waiting to hear back from Kathy Joubert as to whether the renovation of the maintenance garage would meet the criteria for Community Preservation funds.


Approval of Payment of Bills

Disbursements for the month of June, checks # 11933 through #11957 were approved by motion made by Brad Newman, seconded by Elaine Solomon and unanimously approved by roll call of all.

Other Business to Come Before the Meeting

There will be no regular board meetings held in the months of July and August. If needed, the Director will call a special meeting. The next scheduled meeting will be held on September 1, 2021 at 6:00 in person at the Colonial Village community room.

With no other business to discuss, Rita Osborne motioned to adjourn at 6:30.


Lynne M. Trombley, Secretary Ex-Officio

Approved
Brad + Rae
Carlsen
Unanimous