

**BOARD MINUTES OF THE  
SPECIAL MEETING  
TUESDAY June 15, 2021 @ 5:30 PM**

**I. Called Meeting to Order at 5:34PM**

**II. Roll Call**

Present: Richard Callahan                      Absent:  
          Catherine Esteverena  
          Tara Cassidy-Driscoll  
          Naomi Dreeben

Also Present: Irma Chez, Executive Director/Acting Secretary

**III. Minutes of Previous Meeting (s)**

**IV. Tenant/Public Engagement**

Director of Community Development Marzie Galazka  
Mary Dechillo

**V. Bills and Communication**

**VI. Report of the Executive Director**

**VII. Old Business**

**VIII. New Business**

Commissioner Dreeben began the meeting by congratulating Director Chez on being able to apply and receive a Resident Service Coordinator Grant for the Swampscott Housing Authority. Questions were asked about the grant itself and what it constitutes; Director Chez provided all the information and mentioned that there are not any specific details yet, but she will work on it.

Commissioner Dreeben also mentioned the new application for available funds for redevelopment and rehabilitation for public housing using innovative methods called The Public Housing Innovations Notice of Funding Availability (Innovations II NOFA). Given the three options for possible redevelopment, including but not limited to: mixed income, alternate funding sources with new management including affordable housing, or conversion to Federal Public Housing, the Housing Authority has decided to preserve all low-income sites. The goal is to develop and promote cost effective public housing and

preserving it for the long term. Chair Callahan called a motion to approve this application, and everyone agreed.

**NOTICE OF FUNDING AVAILABILITY (NOFA) MOTION:** Richard Callahan **SECOND:** Naomi Dreeben

**VOTE:** Ayes

Nays

Tara Cassidy-Driscoll

Richard Callahan

Naomi Dreeben

Catherine Esteverena

**VOTED:** Approve NOFA Application

While some members were concerned about the extensive process, Director Chez informed them that she will be reaching out to Avalon the DHCD Project Manager so that he can guide with the process. Commissioner Esteverena asked about the tenant representative expected to be selected by the Town Select Board, as per the new State Law a Tenant of the Housing Authority must be assigned to fill the vacant sit on the SHA Board.

Director Chez informed everyone that she emailed Allie regarding this matter and had not heard anything. A discussion opened about the challenges in the elderly/disabled sites, Commissioner Dreeben asked about the community rooms and Director Chez informed her that there are two community rooms, one located at Doherty Circle and the second one at Duncan Terrace. Most tenants use the laundry room adjacent to the community room, which makes it very inconvenient. Director Chez raised concern about relocating about 50 residents and adding additional parking spots can be an issue if we are looking to redevelop in the future.

The Market Rent subject was brought up and most members disagreed about having mixed income and such high rates, they would like to keep it all low-income and elderly ONLY.

Commissioner Dreeben raised a concern about the community room being too small and the units not being handicapped accessible. Everyone hopes to have universal design so that every resident has access to their units and common areas. Marzie Galazka, Director of Community Development for the Town of Swampscott agreed to report back to the board members with a brief rough draft of the NOFA application.

Towards the end of the meeting, Juneteenth was brought up, Director Chez talked about it being a very important holiday regarding racial freedom and board members proceeded to approve it as an official state holiday.

**JUNETEENTH HOLIDAY** **MOTION:** Naomi Dreeben **SECOND:** Tara Cassidy-Driscoll

**VOTE:** Ayes

Nays

Tara Cassidy-Driscoll  
Richard Callahan  
Naomi Dreeben  
Catherine Esteverena

**VOTED:** Approve Juneteenth Holiday

Additionally, the air source heat pumps installation for Doherty Circle was mentioned. This project is costing National Grid over \$450,000. at zero cost to the Housing Authority; they will be providing two new air source heat pumps per unit, including the laundry room.

**AIR SOURCE HEAT PUMP INSTALLATION AT DOHERTY CIRCLE MOTION:** Richard Callahan

**SECOND:** Catherine Esteverena

**VOTE:** Ayes

Nays

Tara Cassidy-Driscoll  
Richard Callahan  
Naomi Dreeben  
Catherine Esteverena

**VOTED:** Approve air source pumps

The insulation project as well, which also provides brand new shower heads and aerators for all the units at Doherty Circle and Duncan Terrace. They will also be providing new boilers for Duncan Terrace.

Finally, the Cherry St./Ct. roofing project was brought up by Director Chez, she said that this project will be starting soon, and new roofing will be provided.

#### **IX. Adjournment**

Commissioner Esteverena moved to adjourn June 15, 2021, Board meeting Seconded by Richard Callahan and the roll call vote was as follows:

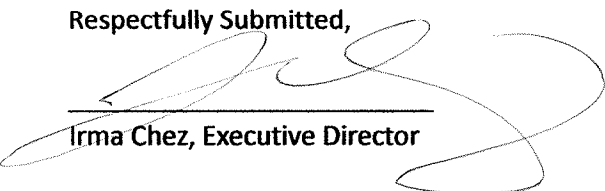
**Ayes**

**Nays**

Tara Cassidy-Driscoll  
Richard Callahan  
Naomi Dreeben  
Catherine Esteverena

**Next Board Meeting: June 22, 2021**

Respectfully Submitted,



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**Irma Chez, Executive Director**