

**BOARD MINUTES OF THE
SPECIAL MEETING
TUESDAY June 1, 2021 @ 5:30 PM**

I. Called Meeting to Order at 5:37 PM

II. Roll Call

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

Also Present: Irma Chez, Executive Director/Acting Secretary

III. Minutes of Previous Meeting (s)

IV. Tenant/Public Engagement

Steve Marconi

V. Bills and Communication

VI. Report of the Executive Director

VII. Old Business

VIII. New Business

Director Chez presented DHCD project #291062 Work order scope for Roof Replacement Margaret M. Kelley.

Commissioner Esteverena moved to approve the Work order scope project #291062. Commissioner Dreben seconded the motion, and the vote was as follows:

ROOF REPLACEMENT MARGARET M. KELLY

Ayes

Richard Callahan

Naomi Dreben

Catherine Esteverena

Tara Cassidy-Driscoll

VOTED: Approve roof replacement plan

Nays

Discussion opened about the Elm Place project. Concerns were raised by Richard Callahan, as follows: Liability concerns, Maintenance of the area, Fire gate, constant traffic by pedestrians and easement issues.

Commissioner Esteverena stated that what, Winn had presented and expressed to the public about assisting and providing help to the Residents of Doherty Circle was just a pitch so the Housing Authority can hand over Doherty Circle property.

Chair Callahan stated that out of courtesy a list of question should be created and provided to Gilbert Winn President of Winn Development.

Commissioner Dreben expressed her concern for the size of the Elm Project, too massive and too close to Doherty Circle. She also, spoke about the rail trail as this was also proposed by Winn Development. Integrating a trail to their property to and from the train station along Doherty Circle. Commissioner Cassidy-Driscoll asked if this will be considered a working path trail. Naomi Dreben said yes, the trail would connect to the station.

Commissioner Cassidy-Driscoll requested a copy of such proposal as she had concerns in how close this trail can be to our property.

Commissioner Esteverena made a comment about the constant use of the word "dilapidated" to describe Doherty Circle, as it was used by Gilbert Winn during his public presentations.

Commissioner Dreben responded that the reason behind the word dilapidated was because Doherty Circle was built in the 1960's in need for modernization or redevelopment.

Commissioner Dreben said it was a good idea for the Swampscott Housing Board to think about the future of Doherty Circle. Should we think about possible grants and or do we redevelop and create a bigger building with more space for parking, community room with adequate outdoor area with beautiful landscaping.

Chair Callahan stated that it was important to keep in mind two important points:

1. Create a list of questions for Winn Development.
2. How do we deal with Doherty Circle 5-10 years from now?

Commissioner Esteverena and Commissioner Cassidy-Driscoll had concerns regarding easement from the Elm Place project to Doherty Circle property. Chair Callahan expressed concern that if the town would be able access Doherty Circle as an eminent domain matter "claiming that the way through will be for public use".

Commissioner Esteverena reminded the Board that we have a legal document giving the Swampscott Housing Authority legal rights to own and maintain the area in question. The said document was sealed and dated back in 1965.

Commissioner Dreben moved to approve contacting MJ Boylan Counsel for the Swampscott Housing Authority, Tara Cassidy Driscoll seconded the motion, and the vote was as follows:

CONTACTING MJ BOYLAN COUNSEL

Respectfully Submitted,

Next Board Meeting: June 15, 2021

Naomi Dreeben
Catherine Estevena
Richard Callahan
Tara Cassidy-Driscoll

Ayes
Nays

Catherine Estevena moved to adjourn June 1, 2021, Board meeting Seconded by Naomi Dreeben and the vote was as follows:

IX. Adjournment

VOTED: Approve insulation project
Catherine Estevena
Naomi Dreeben
Richard Callahan
Tara Cassidy-Driscoll

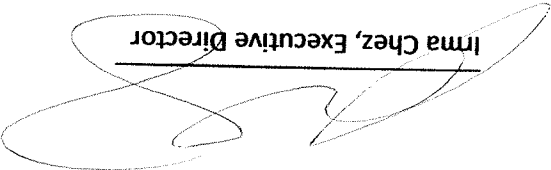
Ayes
Nays

INSULATION PROJECT

Chair Callahan moved to approve work order #12681189 and work order #12681192. Commissioner Estevena seconded the motion, and the vote was as follows:
Director Chez reported the insulation project with Action Inc for Duncan Terrace providing new insulation in various locations of units and buildings, new showerheads, and new aerators for all units. Work number #12681189 with a total assistance amount of \$69,669.41 a cost to National Grid and \$0.00 to the SHA. Doherty Circle will also receive new insulation in various locations of units and buildings, new showerheads, and new aerators for all units. Work number #12681192 with a total assistance amount of \$81,527.60 a cost to National Grid a \$0.00 to the SHA. A vote needed from the Board and the vote was as follow.

VOTED: To contact MJ for Counsel
Catherine Estevena
Richard Callahan
Tara Cassidy-Driscoll
Naomi Dreeben

Ayes
Nays


Imma Chez, Executive Director