

**MINUTES OF THE
MEETING
TUESDAY October 12, 2021 @ 5:30 PM**

I. Called Meeting to Order at 5:30 PM

II. Roll Call

Present: Richard Callahan- Zoom Absent:
 Catherine Esteverena
 Tara Cassidy-Driscoll
 Cynthia Tennant

Also Present: Irma Chez, Executive Director/Acting Secretary

III. Minutes of Previous Meeting (s)

Chairman Callahan made a motion, after discussion, to incorporate changes and accept minutes of 9/14/21. Second, Commissioner Tennant.

Ayes Nays

Tara Cassidy-Driscoll
Richard Callahan
Catherine Esteverena
Cynthia Tennant

Commissioner Esteverena initiated discussion of minutes of the special meeting of 10/4/21. She made the motion minutes be accepted as written. Second, Tennant.

Ayes Nays

Tara Cassidy-Driscoll
Richard Callahan
Catherine Esteverena
Cynthia Tennant

IV. Tenant/Public Engagement

Katelyn Sahagian, Journalist - Lynn Item
Joan Hubbard, SSTA Safety Committee
Rochelle Harris, SSTA (arrived late)

V. Bills and Communication

VI. Report of the Executive Director

Executive Director Chez brought up our current Cash Reserve position - which is up to .25% per DHCD. Tara discussed the accrued absence of our Maintenance Man Phil - who is coming up on a year of Workman's Compensation Disability. ED Chez explained that the Town pays $\frac{2}{3}$ of his current salary - while the SHA picks up $\frac{1}{3}$. Tara talked about the Town's \$72,000.00 in retirement funds and our current cash flow. Commissioner Esteverena made a motion that we invite Jenna, the accountant, to the next board meeting to discuss all these questions and issues and Tara's concerns. Seconded by Richard M. Callahan.

Ayes

Richard Callahan
Catherine Esteverena
Tara Cassidy-Driscoll
Cynthia Tennant

Nays

Executive Director Chez discussed our current Public Housing Wait List of 8,560 - Families waiting is 6,236 - Elderly waiting are 2,789 (Elderly alone 1,227 - Disabled/Handicapped 1,562).

Current Vacancies:

14 Duncan Ter., Unit completely redone a/o 10/15

39 Duncan Ter., Full Handicap Ramp floors being done - awaiting handicapped tenant

49B Doherty Cir.,

New residents: 25 Cherry St., Family with 3 kids - SSTA provided them with a "Welcome Bag" of cleaning supplies & small gifts for the kids.

Commissioner Cassidy-Driscoll discussed the Centralized waiting List.

ED Chez reported on the 8 completed buildings/roofs/soffits at Cherry St., 1 building left to do. Insulation at Duncan Ter. completed all but 1 building. Doherty then Cherry will follow. Chez discussed the suggestion made by G. MacGregor/SSTA that the used (but still usable) wall/window air conditioners at Doherty be passed on (if owners don't want them themselves or to give away) to residents at Duncan or Cherry Street who do not have central air yet. Everyone thought this a good recycling suggestion.

Chez talked about the ongoing installation of the new boilers

at Duncan Terrace; the joint SHA/S'COTT POLICE Joint Kids Halloween Party on 10/28/21 - the fact that the Res.Service Coord Grant of \$10,000 Was paying for all the stuff for the kids (Back-to-School gift Bags, Halloween Party and the \$25. Gift cards given to HS Grads this year.) None of this has ever been done through the SHA before. Commissioner Tennant thanked Executive Director Chez for all her innovative work for both the Board and the residents.

Chairman Callahan discussed 'liaison' relationships with the Select Board, other town committees and boards and Swampscott's Community Development Director. He again directed all present to the fact of the difference between: Profit vs. Nonprofit. He mentioned that the professional courtesy SHA has extended to the Select Board will hopefully be returned to us, by presenting us with an agenda prior to any questioning in the future. ED Chez mentioned contacting DHCD regarding our liaison relationships with the Select Board and multiple other committees and boards. She was advised that formal liaisons were not the norm in the commonwealth. Commissioner Tennant said this was also the case with other Housing Authorities she had contacted. (Nahant, Ipswich, M'head). Chairman Callahan made a motion to table further discussion of liaison relationships till future meetings. Second, Commissioner Tennant.

Ayes

Richard Callahan
Catherine Esteverena
Tara Cassidy-Driscoll
Cynthia Tennant

Nays

VII. Old Business

Ayes

Richard Callahan
Catherine Esteverena
Tara Cassidy-Driscoll
Cynthia Tennant

Nays

VIII. New Business

Chair Callahan opened a discussion of the Fire Department Plans re: Doherty Fire Gate. Gave his fire department expertise. Commissioner Tennant made a motion to table discussion till more is heard from SFD. Second, Commissioner Cassidy-Driscoll.

Ayes Nays

Tara Cassidy-Driscoll
Richard Callahan
Catherine Esteverena
Cynthia Tennant

Director Chez discussed Senator Brendan Crighton's impending visit on November 10th. Primarily to keep the NAHRO "Be a local Hero" funding release in the forefront of his thinking. Irma also explained that the SHA was currently undergoing its yearly DHCD Inspection (3rd party professional inspection group).

Chair Callahan reopened and discussed writing a letter regarding the SHA's position on ND' resignation comments both to the Select Board and the Lynn Item. He felt it should be called just "SHA RESPONSE.

Richard motioned that letter be sent to Peter Spellios and the Lynn Item. Second, Commissioner Tennant.

Ayes Nays

Tara Cassidy-Driscoll
Richard Callahan
Catherine Esteverena
Cynthia Tennant

Chairman Callahan will write to the Select Board regarding our open seat; Vice Chair Esteverena will contact them regarding Polly Titcomb's requested joint meeting. Motion/R. Callahan. Second, Commissioner Esteverena.

Ayes Nays

Tara Cassidy-Driscoll
Richard Callahan
Catherine Esteverena
Cynthia Tennant

Commissioner Tennant motioned that we specifically invite Ben Stone (asst. Dir. DHCD) or someone from his office to participate in ANY joint meeting, we might have with the Select Board. Second, Catherine

Ayes

Nays

Tara Cassidy-Driscoll
Richard Callahan
Catherine Esteverena
Cynthia Tennant

IX. Adjournment

Chairman Callahan motioned to adjourn. Second, Vice-Chair Esteverena and the roll call vote was as follows:

Ayes

Nays

Tara Cassidy-Driscoll
Richard Callahan
Catherine Esteverena
Cynthia Tennant

Next Board Meeting: November 09, 2021

Respectfully Submitted,



Irma Chez, Executive Director