



Cathy Hoog, Executive Director

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**MINUTES OF THE
REGULAR
MEETING
WEDNESDAY, MARCH 13, 2024
at 6:00 p.m.**

I. Called Meeting to Order at 6:03 p.m.

Veronica Miranda - introduced Romell Kidd and stated that he is the new board member starting next month (April 2024).

Mr. Kidd was welcomed by all.

II. Roll Call

Present

John A. Boris
Veronica
Miranda Carly
McClain Aaron
Paternoster

Absent

Also Present: Gary Dean, Director of Maintenance, Debra Tucker, Assistant Executive Director, Anne Cameron, Executive Assistant and Maureen Thomas, Director of Public Housing

This meeting was a hybrid meeting.

III. Minutes of Previous Meeting(s)

Minutes of the Regular Meeting of February 14, 2024 will be presented at the Regular Board Meeting on April 10, 2024

Veronica Miranda - the meetings are always held on the second Wednesday of each month at 6:00 p.m. We are going to be rotating around different developments to get as much tenant engagement as possible. Love seeing all the faces here tonight.

IV. Tenant/Public Engagement



Veronica Miranda - if anyone decides to speak tonight, we have a full house, so please limit the discussion to 3 minutes. This also is not a back and forth so sometimes the Board Members, the staff or myself may be able to speak to but other things we may not be able to provide an answer, however it is not because we don't care, we can follow up at a different time because this is not the forum to follow-up with all of the questions.

Sue Kirby and Jane Ayer - Morency Manor Tenants Organization, President, and Treasurer. We thought this was a good opportunity to bring our Tenant Organizations in Salem to the Board and tell the Board exactly what they do. She went around the room and explained all the Charts that were hanging up and what they meant. They created the LTO in 2019 and the LTO is 4 years old. They took some trainings with the Mass Union of Public Housing Tenants and they figured out how to get together, how they pull people together and what it is that the LTO wants to do and what to ask for. They started by conducting a survey. They took the responses from the tenants that they wanted to improve and put them on Charts and had tenants put dots next to the items they are passionate about. Housing has been on top of the things that we've asked them to do. They also kept track of everything that was changed and what they received. This is how we have done and will continue to do it. We have an issue meeting twice a year in the Spring and Fall. We will update the list and get people voting again.

Jane Ayer - You can put all your dots next to an item that you are passionate about. I found that to be very helpful.

Sue Kirby- Mass Union of Public Housing Tenants have adopted this and they are taking this across the state to transform the way we choose to do things.

Veronica Miranda - The Morency Manor LTO has done an amazing job as a role model for so many of the other developments in trying to organize and Sue Kirby has put in countless hours along with her team. Big congratulations. It clearly has been a success so thank you to everyone in the Morency Tenants Organization.

Gary Dean - I would like to add to that. We have monthly meetings with all the tenant organizations where we get to talk about all these things and that is how the housing authority finds out all about the issues. It has been such a good collaboration with all our tenant associations. It makes a difference for us to know what the tenants are thinking and to be able to have that conversation back and forth makes a big difference. It goes both ways.

Vemonica Miranda - The Housing Authority goes way above what they need to do in terms of connecting with the tenant organizations monthly which is great because it gives us that opportunity to have our voices heard.

Ann Fridgen - Bertram Terrace - I just want to claim my spot and make sure Bertram Terrace remains in the minds of the Salem Housing Authority because in the past we haven't been. I want to express my appreciation for the attention that we do get.

Gary and Veronica - Thanks Ann.

V. Executive Director Report

Executive Director Report will resume at the Regular Board Meeting on April 10, 2024

VI. Communications

Communications and monthly department head reports will resume at the Regular Board Meeting on April 10, 2024

VII. Reports of the Committees

There were no reports from the committees.

Veronica Miranda- We currently have one sub-committee. It is a policy sub-committee with Aaron and me as of right now and hopefully a new board member will want to step into that role.

VIII. Recommendations of the Chair

There were no recommendations of the Chair.

Veronica Miranda- One thing that I do want to bring to the public's attention and tenant organizers' attention is what the Healey/Driscoll Administration has put forward in the Housing Bond Bill. The increases for Public Housing Resources is huge and the Mass Union of Public Housing Tenants has been a big part of that along with other organizing groups. We are so glad to have the appropriate amount of money coming in to public housing developments because we need it. There are a lot of emergency work orders, back orders. I am sure that Gary could speak for days on that. I am really excited for that to hopefully pass in the future.

IX. Report of the Treasurer

Bills and Transfers for February 2024 and Balance Sheet and Statements of Revenues and Expenses through January 31, 2024 will be presented at the Regular Board Meeting on April 10, 2024

X. Unfinished Business

There was no unfinished business.

XI. New Business

Bid for Flooring Replacement

Administrative staff will present to the Board of Directors the bid for flooring replacement,

Debbie Tucker - We went out to bid for flooring and we can update and upgrade flooring at vacancy in our units and it is for I year or completion of \$100,000.00. whichever occurs first. We recommend the low bidder. We have been using them and they have been doing a good job. We do not have any issue with recommending them.

Gary Dean - they do a great job for us.

Veronica Miranda - Carly or Aaron do you have anything to add to that?

Carly McClain - I do not.

Aaron Paternoster - I do not.

John A. Boris moved to accept the lowest, responsive and responsible bid of \$33.84 from Carpet Liquidator for flooring replacement for I year or the completion of \$100,000.00 worth of work, whichever occurs first. Veronica Miranda seconded the motion and the roll call vote was as follows:

Ayes

John A. Boris
Veronica Miranda
Carly McClain
Aaron Paternoster

Nays

Bid for Groundskeeping Services

Administrative staff will present to the Board of Directors the bid for Groundskeeping Services,

Debbie Tucker - We go out to bid annually for Groundskeeping Services. We had some good competition. The low bidder is McCarthy & Sons Landscaping, Inc. We have used them in the past. It has been a little while but they did a good job. They showed up to the site visit. We feel good about them and they know the properties. It has been at least 5 years since they won the bid but we do recommend them.

John A. Boris moved to accept the lowest, responsive, and responsible bid of \$48,360.00 from McCarthy & Son Landscaping, Inc. for Groundskeeping Services. Aaron Paternoster seconds the motion and the roll call vote was as follows:

Ayes

Nays

John A. Boris
Veronica Miranda
Carly McClain
Aaron Paternoster

XII. Other Business/Late Communications

Veronica Miranda- Carly, Aaron or John, do you have anything to add?

Carly McClain - I do not.

Aaron Paternoster - Romell, would you introduce yourself or did you want to wait until the April Board Meeting?

Romell Kidd - yes but if anybody has any questions for me, I would be happy to answer them, What I do? My background? Any questions? Where I live? I live in Salem.

I live in Salem. I work in income-based housing

properties. Cindy Carr - For yourself?

Romell Kidd - I am a landlord. I primarily manage income-based housing in Lynn, mostly the Northshore. It has been very rewarding. I am excited to be here.

Gary Dean - we are excited for you to be here as well.

Romell Kidd - thank you.

Veronica Miranda-John, Carly and Aaron, I can take pictures of the room so that

you can see it. I will encourage everyone in the room to grab snacks in the back once we adjourn and talk to your neighbors/some of the tenants here.

XIII. Adjournment

John A. Boris moved that the Board adjourn the Regular Meeting of Wednesday, March 13, 2024 at 6:25 p.m. Aaron Paternoster seconded the motion and the vote was as follows:

Aves

John A. Boris
Veronica Miranda
Carly McClain
Aaron Paternoster

Nays

Respectfully Submitted,



Cathy Hoog, Executive Director



Anne M. Cameron, Executive Assistant