SALEM HOUSING
AUTHORITY

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MINUTES FOR THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JANUARY 14, 2026
6:00 p.m.

This meeting was a hybrid meeting and took place at 136 Canal Street, Salem, MA

I. Called the Meeting to Order at 6:08 p.m.

II. Roll Call

Present	Absent
Aaron Paternoster	(Vacant Seat)
Romell Kidd	
Emily Ullman	
Veronica Miranda (Virtual)	

Also Present: Cathy Sheehan, Executive Director, Gary Dean, Director of Maintenance, Debra Tucker, Assistant Executive Director, Anne Cameron, Executive Assistant, Massiel Garcia, Finance Director, Jacqueline Guzman, Director of Leased Housing, Maureen Thomas, Director of Public Housing, and Joshua Bocko, Assistant Directo of Public Housing

III. Minutes of Previous Meeting(s)

Emily Ullman moved to accept the Minutes of the Regular Meeting of the Board of Directors Meeting held on Wednesday, December 10, 2025. Romell Kidd seconded the motion and the vote was as follows:

Ayes	Nays
Aaron Paternoster	
Romell Kidd	
Emily Ullman	
Veronica Miranda (Virtual)	

Equal Opportunity Employer

IV. Tenant/Public Engagement

See Summary attached hereto for Articles IV through XII

V. Report of the Executive Director

- See Executive Director's Report Attached – December 2025

Cathy Sheehan reviewed in detail her Executive Director's report. See Summary attached hereto for high-lights.

VI. Communications

- Mass NAHRO Newsletter -November/December 2025
- Updated Waitlist
- SHA Department Reports (Move In, Move Out, State and Federal, CHAMP Report, Modernization Report, Voucher Report, Family Self-Sufficiency Report, Resident Service Coordinator Reports, and Completed Work Orders for Month of December 2025)

VII. Reports of the Committees

There were no reports of the Committees.

VIII. Recommendations of the Chair

For Aaron Paternoster's recommendations, please see late business/communications section of the board meeting.

IX. Report of the Treasurer

Balance Sheet and Statements of Revenues and Expenses

Cathy Sheehan presented the Balance Sheet and Statements of Revenues and Expenses to the Board of Directors for one (1) month ending October 31, 2025 and request approval.

Emilly Ullman moved to accept the Balance Sheet and Statements of Revenues and Expenses prepared by Paul Pavia of Fenton, Ewald & Associates, P.C. for one (1) month ending October 31, 2025. seconds the motion and the **roll call** vote is as follows:

Ayes	Nays
Aaron Paternoster	
Romell Kidd	
Emily Ullman	
Veronica Miranda (Virtual)	

Balance Sheet and Statements of Revenues and Expenses

Cathy Sheenan presented the Balance Sheet and Statements of Revenues and Expenses to the Board of Directors for two (2) months ending November 30, 2025 and request approval.

Romell Kidd moved to accept the Balance Sheet and Statements of Revenues and Expenses prepared by Paul Pavia of Fenton, Ewald & Associates, P.C. for two (2) months ending November 30, 2025. Emily Ullman seconded the motion and the **roll call** vote was follows:

Ayes
Aaron Paternoster
Romell Kidd
Emily Ullman
Veronica Miranda (Virtual)

Bills

Cathy Sheehan presented to the Board the bills for the period December 1, 2025 through December 31, 2025.

Veronica Miranda moved to acknowledge receipt of the bills for the period December 1, 2025 through December 31, 2025 as presented. Emily Ullman seconded the motion and the **roll call** vote was follows:

Ayes	Nays
Aaron Paternoster	
Romell Kidd	
Emily Ullman	
Veronica Miranda (Virtual)	

X. Unfinished Business

There was no unfinished business.

XI. New Business

Scoring Summaries Presentation for the Request for Proposals from Developers for the Redevelopment of 17-27 First Street, Salem, MA

Cathy Sheehan and Development Consultant, Emily Achtenberg presented to the Board of Directors the scoring results from the Scoring Committee for the developer proposals received for Development of the land located at 17-27 First Street, Salem, MA. The scoring results were sent via email to the Board on

Romell Kidd moved to designate with contingencies Beacon Communities, Developer Firm for the redevelopment of 17-27 First Street, Salem, MA. Aaron Paternoster seconded the motion and the roll call vote was as follows:

Ayes	Nays
Aaron Paternoster	
Romell Kidd	
Emily Ullman	
Veronica Miranda (Virtual)	

Collection of Losses – Write Offs Through 12/31/25 per Public Housing Notice 2017-17

Cathy Sheehan presented the Collection of Losses – Write Offs Through 12/31/25 per Public Housing Notice 2017-17.

Emilly Ullman moved to approve write offs through December 31, 2025 for State Development 667 in the amount of $789.00 and State Development 200 in the amount of $21589.08 for a total amount equal to $22,378.08 pursuant to Public Housing Notice 2017-17. Veronica Miranda seconded the motion and the **roll call** vote was as follows:

Ayes	Nays
Aaron Paternoster	
Romell Kidd	
Emily Ullman	
Veronica Miranda (Virtual	

XII. Other Business/Late Communications

XIII. Adjournment

Romell Kidd moved that the Board adjourn the Regular Meeting of January 14, 2026 at 7:39 p.m. Emily Ullman seconded the motion and the **roll call** vote is as follows:

Ayes	Nays
Aaron Paternoster	
Romell Kidd	
Emily Ullman	
Veronica Miranda (Virtual	

Summary Sheet of the Minutes of the Regular Board Meeting January 14, 2026, Articles II - XIII

Tenant/Public Engagement

The Tenant/Public Engagement section of the meeting focused on the 17-27 First Street development project, where Chris Burke provided a detailed description of the environmentally sensitive 8-acre site, highlighting its natural features and suggesting a buffer zone for Highland Park. Denise Regan and Judith Riley raised concerns about the lack of notice for a vote on the project and requested postponing the decision, while City Councillor Lydia King supported their position, emphasizing the importance of community input and thorough evaluation.

Attached hereto you will find, emails and statements relative to the 17-27 First Street Development of surplus land from the following individuals who all Salem residents:

1. Mayor Dominick Pangallo
2. Sheila Billings
3. Flora Tonthat
4. Carolyn Ross
5. Judith Reilly
6. Euni Morrow
7. Denise Regan

Cathy Sheehan's Executive Directors Report

Cathy's report began with a tribute to Debbie Tucker, who is retiring after 39 years with the Salem Housing Authority. She was congratulated by the Board, Cathy Sheehan and staff who were in attendance at the meeting.

Cathy reported that the closing for the public housing program has been extended to February 28th due to HUD delays, and highlighted various agency achievements including 382 completed work orders, 12 ongoing modernization projects, and the successful graduation of five families from the Housing Now program. Cathy informed the Board of on the receipt and updates on several grant awards, including a $2,500 Community Development Block Grant and over $117,000 for the FSS program.

The board approved financial statements and bills.

Beacon Communities Selected as Preferred Developer

The Salem Housing Authority Board received the 3 proposals for developing surplus land on 17-27 First Street well in advance of the January 14, 2026 board meeting so that they had sufficient time to review the proposal prior to the board meeting. The Board received Emily Achtenberg, Developer Consultant's detailed information in their Board Packets

Emily Achtenberg delivered a thorough, detailed presentation of all 3 developer proposals to the SHA Board of Directors. Emily answered questions raised by the Board.

The Salem Housing Authority review committee comprised of 5 Members. 3 from the housing authority, 1 from the City of Salem, Planning Department and Emily Achtenberg, Developer Consultant. The review committee analyzed the Developers' Proposals submitted to the SHA for the development of surplus land located at 17-27 First Street, Salem, MA, The Committee scored three developer proposals for the 17-27 First Street development project, with Beacon receiving the highest score of 95.

The board approved Beacon as the preferred developer with contingencies, noting their strong experience, financial feasibility, and unique co-ownership proposal offering a 30% profit share to the Housing Authority.

Veronica Miranda stated that she personally, as an individual board member, would feel more comfortable if going forward the Board did not vote on the first night that they see something on the agenda, especially something with the significance that this kind of vote has.

Cathy Sheehan noted that. There are some items that do have a sense of urgency that need to be voted on. We can identify those items. Some items of business are definitely more urgent in nature.

The timeline for the project was discussed, with a November deadline for preliminary funding applications and February 2030 completion target.

Write-Offs for the Period Ending December 31, 2025

The board also approved write-offs totaling $22,378.08 for two eviction cases.

Other Business/Late Communication

Please see the attached email re: Eviction Clinic from Veronica Miranda who made an announcement at the Board Meeting relative to the City of Salem, Northeast Legal Aid and the Essex County Bar Association hosting a free eviction Sealing Clinic on January 15th, 2026 from 3:00 p.m.to 7:00 p.m. at the Community Life Center (Great Room), 401 Bridge Street, Salem, MA.

Aaron Paternoster – In light of this development process and designating Beacon Communities (with contingencies) the developer, I would like to request a very loose, tentative timeline as far as the process, so that way board membesr can look and see when things such as financing, design, and community engagement, etc. are due. We are not going to hold anyone to account for that timeline, it is just for reference for us. I think that would be helpful, even if it is based on previous development. I think that would help clarify where we are for everyone.