

BILLERICA

HOUSING AUTHORITY

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James F. O'Donnell, Jr., Vice Chair
Marie O'Rourke, Treasurer
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MINUTES OF THE BILLERICA HOUSING AUTHORITY REGULAR MEETING OF October 6, 2022

CALL TO ORDER:

Chair Conway called the meeting to order at 4:00 PM. All Commissioners were present. The meeting began with the Pledge of Allegiance.

OPEN MIC:

The first individual to speak was Bill Hynes, a tenant at 13 River Street. Mr. Hynes stated he has lived at 13 River Street for over six (6) years and lately has been hearing "crazy stuff" on the Housing Authority. He even read online that someone on the BHA Maintenance staff has a criminal record! He stated that staff and the administration care about residents. He cited some completed projects that helped residents. He said "some people seem to have an agenda and don't care about the truth."

The second speaker was George Noel of 2 Locke Road, Billerica. Mr. Noel stated he's read things on social media about the Housing Authority and wanted to emphatically state that the campaign against the Housing Authority and Executive Director Correnti is disparaging, defamatory and libelous. He questioned if Ms. Healy's complaints and appearance at Open Mic were authorized by the Billerica Commission on Disability as she is a member of the Commission. He raised objections to Ms. Carole Reardon's Open Mic comments at a Select Board Meeting. He stated Ms. Healy and Ms. Reardon have been interviewing residents and stirring up trouble pitting resident against resident. He urged the BHA to increase security and seek legal action.

The third speaker was Ms. Anne Noel of 2 Locke Road. She stated her sister lives in a BHA apartment and they both grew up in Public Housing. She said compared to where they grew up and other public housing properties, the BHA is a wonderful, clean and well maintained place to live. The comments she has heard are not true and are hurtful to not only staff but also the residents. Also, there is bullying in the BHA Community that should stop.

The fourth speaker was Ms. Cathy Moschner, a tenant of 16 River Street. She stated she feels lucky to be living here but residents need to be respectful and get along. She said staff is responsive and caring.

The fifth speaker was Mr. Frank Canfield, a resident of the Talbot Apartments. In the eighteen plus years he's lived at the Talbot, Mr. Canfield said the recent activity at the Talbot is disgraceful. People are stirring things up in the Talbot Community. A lot has been done to provide a nice home to residents and people don't seem to appreciate it. The staff is responsive. He said if people don't like it, they should move out.

After Mr. Canfield concluded, Mr. Stephen Strykowski requested the Chair allow him to speak as he hadn't signed up for Open Mic. Chair Conway granted Mr. Strykowski's request. Mr. Strykowski is a resident of 16 River Street and is also the Chair of the Billerica Commission on Disability. He stated he had no prior knowledge of Ms. Healy's issues. He said while he doesn't always agree with the Executive Director, there are quarterly meetings with residents and any issues he's brought to the Executive Director have been promptly addressed.

MINUTES :

The Meeting Minutes of September 8, 2022, were presented. Commissioner O'Donnell, seconded by Commissioner O'Rourke, motioned to accept the Minutes of the September 8, 2022 meeting as submitted and to place the Minutes on file. Chair Conway called for a vote on the motion. The motion was unanimously approved (5-0-0) and the Minutes thus placed on file.

CORRESPONDENCE:

As regards the letter to the Superintendent of Shawsheen Tech, Executive Director Correnti stated he would review this in his Executive Director's Report.

Executive Director Correnti then briefly reviewed the September 15, 2022 letter from MassHousing in connection with their April 26, 2022 Management and Occupancy Review.

In addition, Executive Director Correnti briefly reviewed the the Desk Audit report from DHCD dated 9/14/2022. This is a report for recent DHCD's Performance Management Review.

In summary, Executive Director Correnti noted both reports were positive and validate the efforts of the BHA staff to provide safe, decent, and well maintained housing.

REPORTS:

The **Investment Accounts Report**, as of October 1, 2022 was presented by the Executive Director. After a brief review by the Executive Director and hearing no objections, Chair Conway directed the report be placed on file..

The **Payment of Bills Report**, for September 2022, was presented by the Executive Director. Executive Director Correnti reviewed the expenditures. Following a brief discussion, Chair Conway requested a motion. Commissioner O'Donnell, seconded by Commissioner O'Rourke, motioned to approve the September 2022 Payment Report. Chair Conway called for a vote on the motion. The motion was unanimously approved (5-0-0).

The **Section 8 Voucher Payment Report**, for October 2022, was presented by the Executive Director. Commissioner O'Rourke, motioned to approve and authorize payment for the October 2022 Section 8 Vouchers in the amount of \$73365.90. Her motion was seconded by Commissioner O'Donnell. Chair Conway called for a vote on the motion. The motion was unanimously approved (5-0-0).

Hearing no objection, Chair Conway directed the **Fee Accountant's Report** as of 9/30/22 be accepted and placed on file.

The **September 2022 Payroll Report** was presented by the Executive Director. Hearing no discussion, Commissioner O'Donnell, seconded by Commissioner O'Rourke, motioned to approve the **September 2022 Payroll Report** as presented. Chair Conway called for a vote on the motion. The motion was unanimously approved (5-0-0).

Executive Director Correnti reviewed the **October 1, 2022 Vacancy Report**. Hearing no questions, Chair Conway directed the **Vacancy Report**, dated 10/1/2022, be accepted and placed on file.

EXECUTIVE DIRECTOR'S REPORT:

Executive Director Correnti reviewed his October Executive Director's Report. The on-site meeting with the Shawsheen Tech Superintendent was positive with the construction of a house at 14 Mason Ave project approved to begin in September 2023. A brief discussion on the other items followed.

OLD BUSINESS:

There was none.

NEW BUSINESS:

Project #031070 (13 River Street exterior painting, shutters, walkways, etc.): Following a brief discussion, Commissioner O'Donnell moved that the Billerica Housing Authority Board of Commissioners approve the Certificate of Completion for Modernization Project # 031070 for 13 River Street and authorize the Executive Director to execute any required documentation on behalf of the Board relative to this project. Commissioner O'Rourke seconded the motion. Chairman Conway called for a roll call vote. Commissioner Saulnier voted "aye", Commissioner O'Rourke voted "aye", Commissioner O'Donnell voted "aye", Commissioner Parker voted "aye", and Commissioner Conway voted "aye". Thus, the motion was unanimously approved (5-0-0) with a roll call vote.

Project #031078 (16 Dartmouth Drive Furnace): Following a brief discussion, Commissioner O'Donnell moved that the Billerica Housing Authority Board of Commissioners approve the Certificate of Completion for Modernization Project # 031078 for 16 Dartmouth Drive Sustainability Project (Furnace) and the final payment of \$6717.50 as well as authorize the Executive Director to execute any required documentation on behalf of the Board relative to this project. Commissioner O'Rourke seconded the motion.

Chairman Conway called for a roll call vote. Commissioner Saulnier voted "aye", Commissioner O'Rourke voted "aye", Commissioner O'Donnell voted "aye", Commissioner Parker voted "aye, and Commissioner Conway voted "aye". Thus, the motion was unanimously approved (5-0-0) with a roll call vote.

ADJOURN:

There being no other items for discussion, Chair Conway requested a motion to adjourn. Commissioner O'Donnell, seconded by Commissioner O'Rourke, motioned to adjourn. Chair Conway called for a vote on the motion. The motion was unanimously approved (5-0-0). The Board adjourned at 4:46 PM.

Respectfully submitted,



Robert M. Correnti
Executive Director/Secretary