



**WINTHROP HOUSING
AUTHORITY
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FRANK R. FERRARA
RICHARD D. HONAN
PETER T. GILL
PETER A. CAGGIANO
MARYLOU HEIGHTON
MARGARET TIERNAN LYONS, Executive Director

Regular Board Meeting

Meeting Date: November 28, 2022

CALL TO ORDER AT 7:00 0 PM by Chairman Peter Gill

ROLL CALL:

Present: Peter T Gill, Marylou Heighten, Frank R. Ferrara, Richard D. Honan

Absent: Peter A. Caggiano

Also present was Peg Tiernan Lyons, Executive Director. After Roll Call, a quorum was declared present and the Meeting was called to order by Chairman Gill

Public Comment: John Morgan, Golden Drive resident was present, and did not comment. Frank Costantino, ASAI FAIA ASIP FSAI JARA, a local engineer and concerned citizen, Founder Winthrop Beautification Committee and Director, Winthrop loves Trees Committee was present and participated in discussion on Revere St project.

Minutes of the Regular meeting of October 24, 2022 were reviewed. Discussion. Motion to accept minutes was made by Frank Ferrara. Discussion. Motion was seconded by Marylou Heighten. Members voted 4-0 with 1 absence to accept the motion, which passed unanimously

Financials:

The Disbursement record for the period 9/25/2022 through October 23, 2022 including bills totaling **\$ 230,211.97** and were presented and reviewed by all members. After discussion, a motion was made by Frank Ferrara and seconded by Marylou Heighten to accept the bills with authorization as presented. All in favor. Members signed Disbursement record.

OLD BUSINESS:

DHCD Project #346112 Golden Drive Roadway and Curb Repairs

We still anticipate that project will go to bid in January 2023 on www.biddocsonline.com. Work, without unanticipated delay, should be completed by end of June 2023.

DHCD Work Order 346119 Flood Survey Sustainability Initiative

Data is being incorporated into CPS for future grant applications.

346117 Waterproof Patio 9 Golden 3rd floor Leaks

Architect Ray Guertin and his mason were on site to take measurements and conduct inspections of building. Structural integrity of stairways may need to be tested. Schematic Design anticipated by end of December 2022

346118 667-3 Overlook Drive Stairway Repairs and Renovations

Reverse Architecture engineers have submitted Schematic Design of proposed work, with consideration of multiple approaches. Please see estimates considering Composite guardrails vs Wood guardrails (consider cost of maintenance, wear and tear.). Discussion

NEW BUSINESS:

WHA Board Meeting Minutes posted to Website.

Since last meeting, Director Lyons submitted documents to DHCD for technical assistance on Town of Winthrop Easement and Right of Way plans for MassDOT project TIPS. WHA has just learned of the Town's need for WHA easement on TIPS. Winthrop DPW Director Steve Calla has been available to answer questions, and had submitted WHA questions to Designer CHA. See CHA Handout in file dated 11/10/2022.

Board to consider whether WHA funds are to be used to evaluate the impact of Town's project through an outsourced engineer, GCG Associates, Salem MA.

Mrs. Lyons has obtained name and contact information for the Real Estate and Redevelopment Specialist at Department of Housing and Community Development. He is providing guidance on easement process, including rights and responsibilities of the WHA Board in protecting State public property already in public use.

Discussion of Easement and possible impact on current and future needs of LHA.

Presenters at last Town Council Meeting confirmed eight 8 trees and sections of the grass strip running length of Revere Street would be removed in favor of a bike lane. The bike lane must be included, although the Standard (size, shape, location) is not clear.

FM Costantino Cos.' Frank Costantino was present at Town Council meeting, expressed opinions that included a request for Town engineers to have a 3-D rendering of the redesign to help understand it's eventual impact. He submitted a detailed and thoughtful letter, overview including concerns to Town Council, Town Manager, DPW Superintendent and WHA Board of Directors. See attached.

Mrs. Lyons expressed the hope of partnering with the Town in replacing trees, perhaps on WHA property. DPW Director Steve Calla thought it was a good idea. Discussion of merits of supporting the project as a Community, so long as the design benefits the citizens and pedestrians abutting major WHA elderly and disabled developments.

Discussion.

WHA Gardens Tenants Association President MaryLou Heighton gave a report on LTO's Thanksgiving Social on November 18th. BINGO, refreshments of corned beef and desserts. Turkeys were raffled

Director Lyons presented to Board Members DHCD's ARPA Formula Funding Contract for Financial Assistance (CFA) 4001 in the amount of **\$428,426.00** for authorization and signature, the Commonwealth of Massachusetts – Standard Contract Form and Attachment A – Additional Terms and Conditions and CFA Amendment ("Amendment"). This CFA funds the following and has an expiration date of December 31, 2026.

Motion by Richard D. Honan to accept terms and conditions of Commonwealth of Massachusetts Contract for Financial Assistance (CFA) **34602 4001** for Additional Funding. Discussion Frank Ferrara Seconded the motion. Motion carries. Board members also voted unanimously to designate and authorize Chairman Peter T. Gill to execute Contract Forms, including DocuSign.

Ayes: Peter T. Gill
Richard D. Honan
Frank R Ferrara
MaryLou Heighton

Absent: Peter A. Caggiano

Director Lyons presented to Board Members DHCD's ARPA Targeted Award Contract for Financial Assistance (CFA) 4050 in the amount of **\$453,751.00** for Authorization and signature, the Commonwealth of Massachusetts – Standard Contract Form and Attachment A – Additional Terms and Conditions and CFA Amendment ("Amendment"). This CFA funds the following and has an expiration date of December 31, 2026

Motion by Frank Ferrara to accept terms and conditions of Commonwealth of Massachusetts Contract for Financial Assistance (CFA) 34602 **4050** for Additional Funding. Discussion Richard D. Honan Seconded motion. Motion passes unanimously.

Board members also voted unanimously to designate and authorize Chairman Peter T. Gill to execute Contract Forms, including DocuSign.

Ayes: Peter T. Gill
Richard D. Honan
Frank R Ferrara
Marylou Heighton

Absent: Peter A. Caggiano

There being no further business, motion to adjourn was made by Richard Honan and seconded by Frank Ferrara at 8:45 PM