



MINUTES

Regular Meeting Virtual Zoom Meeting January 21, 2021

1. Meeting was called to order by Acting Chair Charles Lavery at 5:16pm.
2. Attendance: The attendance was taken. Commissioners Charles R. Lavery, III, Gloria Leipzig, Cassandra Page and Anne Mahon were present. Present from the Cambridge Housing were Kevin Braga, John Filip, Mike Johnston, Brenda Snowden Downing, Karrie Canavan and Allison MacMartin. Also present were housing authority residents/members of the public.
3. Before the meeting began, Acting Chair Lavery brought up the tragic event that occurred in Belmont the week prior and the loss of a loved one from one of our families. The Board Members would like to personally donate to the fund and will coordinate through Allison to make this possible.
4. Approval of minutes – Minutes from the December 2020 Regular Meeting were presented for approval.
 - a. Commissioner Mahon motioned to approve the December 2020 Regular Meeting minutes. Commission Leipzig seconded the motion. All in favor (4), motion passed.
5. New Business
 - a. Executive Director's Report
 - i. Hiring process update – still two open positions, interviews have been completed and we anticipate start dates within the month.
 - ii. Open work order update – we are completing only emergency work orders at this time.
 - iii. Delinquency is healthy at the elderly sites. There is one remaining large balance at Belmont Village which is being addressed through our attorneys.
 - b. Dedham Housing Authority Section 8 Administrative Contract
 - i. The Dedham contract is a five-year term, ending January 31, 2021. CHA recommends that we extend this contract by one year, after which, Cambridge will take over the administration of these vouchers.
 1. Commissioner Leipzig motioned to approve this contract; Commissioner Mahon seconded the motion. All in favor (4), motion passed.
 - c. Tenant Association
 - i. Memorandum of Understanding - A few items of revision have been brought to Allison's attention. She will make additional edits and meet with the Tenant Association again before sending it off to the CHA legal department for their review. An updated version will be presented at the next board meeting.
 - ii. TA Budget Approval – The Tenant Association has presented budgets for FY20 and FY21



1. Chair Lavery motioned to approve the Tenant Association FY20 Budget; Commissioner Mahon seconded the motion. All in favor (4), motion passed.
 2. Commissioner Mahon motioned to approve the Tenant Association FY21 budget; Commissioner Leipzig seconded the motion. All in favor (4), motion passed.
6. Redevelopment Feasibility Study Discussion
 - a. CHA has provided a scope of work to take over the Sherman Gardens redevelopment project, and to spearhead the Belmont Village project. It needs to be determined if legally we are able to terminate the contract with Leonardi Aray.
 - i. Commission Mahon motioned to proceed with terminating the contract with Leonardi Aray pending recommendation for CHA legal department. Commissioner Leipzig seconded the motion. All in favor (4), motion passed.
7. Open Forum/Tenant Participation
 - a. Tenant Lynne Martin suggested that BHA provide additional dumpsters on the Belmont Village grounds. Allison MacMartin reminded residents that there is a free service offered by the Town of Belmont if it is scheduled in advance. This information will be included again in the next resident newsletter.
8. Confirmation of next meeting
 - a. Regular Meeting - Thursday, February 25th at 5:00pm
9. Adjournment
 - a. Motion to adjourn Regular Meeting made by Commissioner Leipzig at 6:23pm
 - b. Motion seconded by Commissioner Page
 - c. Vote: Unanimous (4)
 - d. Motion declared passed.