



# FRAMINGHAM HOUSING AUTHORITY

1 John J. Brady Drive  
Framingham, MA 01702-2300



COMMISSIONERS:

JANET LEOMBRUNO  
PHYLLIS A. MAY  
ROBERT L. MERUSI  
JANICE M. ROGERS  
STEPHEN P. STARR

PAUL O. LANDERS  
EXECUTIVE DIRECTOR

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THE FRAMINGHAM HOUSING AUTHORITY WILL BE HOLDING A REGULAR  
MEETING OF THE BOARD ON February 11, 2019, AT 5:00 PM AT 1 JOHN J.  
BRADY DRIVE, FRAMINGHAM, MA 01702

2019 FEB -1 A 11:28  
CITY CLERK



EQUAL HOUSING OPPORTUNITY

**AGENDA**  
**Regular Meeting**  
**Framingham Housing Authority**  
**February 11, 2019**

CITY CLERK  
2019 FEB - 7 A 11:30

**TIME & PLACE:**

**5:00 p.m. @ 1 John J. Brady Drive, Framingham, MA**

1. Chairman shall call the meeting to order:  
Roll Call:  
  
Janet Leombruno  
Phyllis A. May  
Robert L. Merusi  
Janice M. Rogers  
Stephen P. Starr
  
2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:
  - a. Regular Meeting held on January 14, 2019
  
3. COMMUNICATION
  - a. Discussion on date of next board meeting (March 11<sup>th</sup> to the 18<sup>th</sup>)
  
4. TENANT AND PUBLIC CONCERNS OR COMMENTS
  
5. FINANCIALS
  - a. Approval of Bills
  - b. Credit Card Statement
  - c. Financial Statement review
  
6. REPORT OF THE EXECUTIVE DIRECTOR  
Board packet Department monthly reports;  
Work orders, Public housing, Section 8, FSS program and Resident  
Services information. [Discussion] Inspection updates all property if applicable.

7. UNFINISHED BUSINESS

- a. Update on Holliston Housing Authority.
- b. Ongoing Union negotiations
- c. Carlson Road redevelopment
- d. Update: Phyllis May appointment
- e. Hoops and Homework: Memorandum of Understanding (MOU) discussion

8. NEW BUSINESS

- a. Motion to accept Schedule of Positions & Compensation (HUD Wage Reporting Form 52725) m/v
- b. Motion to approve Department of Housing & Community Development (DHCD) Top Five Highest Paid.
- c. Motion to approve Year End Financial Certifications including Certification of Compliance with notification procedures for federal and state lead paint laws.
  - 400-1 State Public Housing
  - 689© Handicapped (Advocates)
  - MRVP Mass Rental Voucher Program
  - 400-9 Pelham
- d. Motion to approve a transfer of Pelham unrestricted to Pelham restrictive reserve in the amount of \$174,000.
- e. Elevator Maintenance and Service Contract:  
Seeking board approval to enter into a one-year contract (with two one year options to renew) with United Elevator in the amount of \$340.00 per month for elevator maintenance and service.

9. **OPERATIONS AND MODERNIZATION DEPARTMENT UPDATES**  
**Maintenance, capital projects Change Orders, Substantial Completion, Final Completion and Application for Payments. Safety, future planning**

10. ADJOURNMENT - Requesting a motion to go into Executive Session under M.G.L., Chapter 30 A, Section 21 (1) and return to open session  
To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares,

- Personnel matter

NEXT MEETING: Monday, March 11, 2019