

**BROOKLINE HOUSING AUTHORITY BOARD MEETING
TUESDAY, APRIL 9, 2024, 4:30 PM
90 LONGWOOD AVE
AND**

By Telephone Conference Call: (929) 205-6099

or by Meeting Link: [ZOOM](#)

Meeting ID: 861 5576 7329

Passcode: 935734

The meeting was called to order by Mr. Jacobs at 4:32 PM. Roll call: Ms. Cohen-here; Mr. Jacobs-here, Ms. Dugan-here, Ms. Sullivan-here, and Ms. Katz.

1. Call to Order.
2. Board Reports. Development Subcommittee Report – Continued Exploration of State Public Housing Redevelopment Options. No Votes. Ms. Cohen summarized the Committee’s recent meeting to discuss options on how to utilize the BHA’s Faircloth authority/available units to create additional state public housing.

Ms. Sullivan provided a summary of the recent Community Preservation Act (CPA) Committee meeting. Final decisions on 2024 funding requests were made with the proposed slate of projects to be voted on at the Spring Town Meeting. Both BHA funding requests, in support of the future Walnut-High project and the Egmont Street Veterans roof replacement project, received unanimous committee support.

Ms. Cohen reported the Greater Boston Interfaith Organization’s next action would be held at the State House to show support for the Housing Bond Bill.

3. Executive Director Report. No Votes.

Mr. Alperin reported the following:

BOC Retirement—Ms. Sullivan was thanked for her 15 years of leadership and guidance to the BHA.

BHA Community Day—A Community Day will be held May 1, 2024 at 4:00 p.m. at Trustman Apartments. The Brookline Health Department donated \$500 towards this event, and community partners will provide resource booths and other fun games/events. The public is invited to attend.

32 Marion Street Groundbreaking—A groundbreaking ceremony for the 32 Marion Street Apartments project will be held April 30th at 3:30 p.m. Construction continues apace at the project with foundation concrete beginning to be poured.

Solar Energy Procurement—Commissioners will be asked to approve counsel and template net metering contracts to add an additional 100% of renewable solar energy to the BHA’s portfolio.

86 Dummer Street—The BHA’s 86 Dummer Street property has qualified for a grant to cover installation of new mechanical equipment valued at \$29,030 through the LEAN energy program.

Teamsters Collective Bargaining Agreement—The BHA and its employees in the Teamsters Union (Administrative, Leased Housing, Admissions, Finance, and Property Management staff) ratified a new collective bargaining agreement covering the term April 1, 2024 – March 31, 2027.

CDBG Grant Recommendations—The Town’s CDBG Committee recommended the BHA receive a significant increase of \$518,193 for Capital Improvements (for site improvements including stairs/rails/walks at High Street Veterans) and \$45,000 for the BHA’s Resident Services Program. The Select Board meets later this month to vote on making these allocations official.

Collections Report—This was the best collections month in several years. Property managers and residents were thanked for their efforts.

4. Public Comment. No Votes. No Comments.

5. Consent Agenda. **Vote to approve Consent Agenda, Items 5.A. through 5.D.**

5.A. Approval of Minutes. **Vote to approve the March 12, 2024, Board Meeting Minutes.**

5.B. Wage Match Authorization. **Vote to authorize Wage Match Access for State Public Housing Programs to specific BHA employees for the FY 2025 fiscal year.**

5.C. Substantial Completion. High Street Veterans Water Infiltration Project. **Vote to approve Substantial Completion of the water infiltration project at High Street Veterans. Substantial Completion has been approved by the project Architect, Blackstone Block Architects.**

5.D. CFA Amendment. **Vote to approve CFA 5010 Amendment from EOHLC increasing the FY 24 Sustainability Initiative for Energy Conservation Feasibility Study from \$10,000 to \$84,000.**

On a motion by Ms. Sullivan and a second by Ms. Cohen, **this agenda item was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye, Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

6. Community Preservation Act Committee Representative. **Vote to appoint a replacement to Joanne Sullivan as the Brookline Housing Authority’s representative on the Town of Brookline’s Community Preservation Act Committee.**

On a motion by Mr. Jacobs to appoint Ms. Cohen and a second by Ms. Katz, **this agenda item was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye, Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

7. Legal Counsel. Solar Energy Contract. **Vote to engage Klavens Law Group, P.C. to review and provide legal counsel regarding Solar Net Metering Contracts for 61 Park Street, 90 Longwood Avenue, and 50 Pleasant Street properties.**

Ms. O’Flaherty provided a summary of this contract.

On a motion by Ms. Cohen and a second by Ms. Sullivan, **this agenda item was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye, Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

8. Contract Authorization. Solar Net Metering Power Purchase. **Vote to authorize the Executive Director to execute a Solar Net Metering Power Purchase Agreement with Agilitas Energy, LLC on substantially similar terms upon investor consent and review by counsel, on behalf of 61 Park LLC, 90 Longwood LLC, and 50 Pleasant LLC.**

Ms. O’Flaherty provided a summary of this purchase agreement. The proposal will save the LLCs approximately \$60,000/year and fulfills the BHA’s desire to make their properties as energy efficient as possible.

On a motion by Ms. Dugan and a second by Ms. Sullivan, **this agenda item was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye, Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

9. Asset Management Report LIHTC Properties 2023 Fiscal Year-End. Discussion of final audits and operating results for 61 Park LLC, 90 Longwood LLC, 50 Pleasant LLC, and 86 Dummer LLC. No votes.

Ms. O’Flaherty explained the audits have been approved and they are clean.

On a motion by Ms. Cohen and a second by Ms. Sullivan, **this agenda item was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye, Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

10. Change Order—50 Pleasant St. LLC. **Vote to approve Change Order #028 in the amount of \$68,768.04 to replace the rain leader with Daniel O’Connell’s Sons, the project General Contractor.**

Ms. Youngstom explained this is the final change order related to the replacement of the vertical plumbing risers that were taken on after last year’s flooding incident. The halfway mark in 50 Pleasant St. construction has been reached. Residents now have access to the new Laundry Room, one of the elevators has been renovated, and the Community Room is being completely rebuilt.

On a motion by Ms. Sullivan and a second by Ms. Cohen, **this agenda item was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye, Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

11. Change Order—32 Marion St. LLC. **Vote to approve Change Order #018 in the amount of \$72,350.88 to install security cameras at the job site with Delphi Construction, the project General Contractor.**

Ms. Youngstom explained cameras are required by the building’s insurer. The low bid came in higher than expected and didn’t include all services needed. This amount represents the additional cost of providing security cameras throughout the entire construction period as required by the insurer.

On a motion by Ms. Cohen and a second by Ms. Dugan, **this agenda item was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye, Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

12. Contract Affirmation—Walnut-High Environmental Services. **Vote to affirm a contract in the amount of \$9,500.00 with McPhail Associates LLC to perform a Phase I Environmental Site Assessment and a Part 58 Environmental Assessment in preparation for the redevelopment of the Walnut-High project.**

Ms. Youngstrom explained the Phase One environmental assessment is something potential investors will require. The Part 58 report is a HUD process; a similar investigation which will provide an environmental status of the site to HUD and the general public. Proposals were requested from seven licensed professionals. McPhail had the lowest bid, was agreeable to the BHA's contract, and had worked with the BHA on the 32 Marion St. project.

On a motion by Ms. Sullivan and a second by Ms. Katz, **this agenda item was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye, Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

13. Contract Award. Walnut-High Geotech services. **Vote to award a contract in the amount \$25,000.00 with McPhail Associates LLC to perform geoenvironmental engineering services including a limited subsurface exploration program in preparation for the redevelopment of the Walnut-High project.**

Ms. Youngstrom explained the reason to conduct an initial Geotech exploration is to understand what might be present in the soil. This will help the architect decide where to place buildings and provide a useful preliminary understanding of the site's environmental situation. McPhail presented the best proposal with the most soil samples and included groundwater testing; important given the site's proximity to the Muddy River.

On a motion by Ms. Cohen and a second by Ms. Sullivan, **this agenda item was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye, Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

14. Other Business. Recognition of Ms. Sullivan on her final meeting as BOC Vice Chair after 15 years of service to the BHA and Brookline Community.
15. Upcoming Meetings: Tuesday, May 28, 2024, at 4:30 p.m.
16. Vote to Adjourn.

On a motion by Ms. Sullivan and a second by Ms. Katz, and a roll call taken: **Ms. Katz-aye, Ms. Sullivan-aye, Ms. Cohen-aye, Ms. Dugan-aye, and Mr. Jacobs-aye, it was unanimously agreed to adjourn the meeting at 5:16 PM.**

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ATTEST



Michael Alperin, Executive Director