

LINCOLN HOUSING COMMISSION

Minutes

Thursday, February 9, 2023 7:00 p.m.

Members present via Zoom: Allen Vander Meulen, Chair; Evan Gorman, Vice-Chair; Rachel Drew;

Also present: Peggy Elder, Housing Commission Administrative Assistant; Neil Feinberg, Lincoln Resident.

Absent: Victoria Benalfew, Housing Commission Member

The meeting was called to order at 7:05pm by Voice-Chair Evan Gorman as a virtual meeting pursuant to Gov. Baker's March 12, 2020 order, as extended on June 15, 2021 with the Governor's signing of Senate Bill #2475, suspending certain provisions of the Open Meeting Law.

1. Emergency Heating System Repair, 30 Sunnyside Lane

Evan informed the Commission that while the heating systems at our Sunnyside Lane units were being cleaned over the past few days, it was discovered that the heat exchanger at 30 Sunnyside is cracked and leaking small amounts of Carbon Monoxide into the home. At present the leak is within allowable limits, but will inevitably get worse. In addition the system is, in general, in very poor condition. It was recommended the system be immediately replaced and a quote was supplied by the contractor in the amount of \$13,281.25 for this work.

This work partially overlaps with the project we hope to have approved at town meeting this year, to install heat pumps at all 7 properties as the primary heating systems for all of our town-owned affordable housing units.

Allen noted that the ductwork in this unit is known to be very inadequate, with partial blockages, and suggested that the repairs to the ductwork could be done with the CPC funds that would have been used for the furnace replacement. Evan will discuss this with Eric.

Allen also expressed concern over the legality of such a large expenditure, even if it is an emergency repair, and asked Evan to review the proposal with Dan Pereira to confirm we are conforming to the law.

Evan will also confer with the Council on Aging in case the family needs temporary housing during the course of the repairs: the heat will be off for at least one night, and could be more if there are delays or unanticipated problems. Evan will confer with the Council on Aging as to procuring temporary housing (likely a hotel room) for the family, if needed.

It was thought best to budget \$18,000 for these repairs in case of unanticipated problems, and also to cover any expenses incurred for temporary housing.

Allen moved that Evan be authorized to expend up to \$18,000 for this emergency repair and associated expenses. Rachel Drew seconded. Roll call vote: Allen – aye; Rachel – aye; Evan – aye. The motion passed unanimously.

2. Other Business

Neil Feinberg introduced himself and gave a brief synopsis of his background and history serving on a number of boards, commissions and committees in Lincoln.

3. Adjournment

Rachel moved to adjourn, Allen Seconded. Roll Call: Allen – aye; Rachel – aye; Evan – aye; Allen - aye. The vote was unanimous and the meeting adjourned at 7:30pm.