

**Board of Selectmen's Joint Meeting  
May 31, 2018 -- 7:00 PM  
Town Administrator's Conference Room  
155 Village Street**

**Present:** Maryjane White, Chair; Richard D'Innocenzo, Vice Chair (7:05pm); Dennis Crowley, Clerk; John Foresto, Member; Glenn Trindade; Member.

**Staff Present:** Allison Potter, Assistant Town Administrator.

**Others Present:** Medway Housing Authority: Robert Ferrari, Helen Luccio, Director, Michael Matondi, Mary O'Leary, and Carl Rice, Chair.

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At 7:00 PM Selectman White called the meeting to order and led the Pledge of Allegiance.

**Public Comments:** None

**Appointment Consideration: Medway Housing Authority - Sandra Brennan, James Coyle, Ramona Fiorentino, Teresa O'Brien, William Pride, and Laura Schoellkopf**

*The Board reviewed the candidate's letters of interest: (1) Sandra Brennan, (2) James Coyle, (3) Ramona Fiorentino, (4) Teresa O'Brien, (5) William Pride, and (6) Laura Schoellkopf.*

Selectman White stated the purpose of the joint meeting was to fill the vacancy for the Medway Housing Authority. She thanked and commended Mary O'Leary for her thirty year tenure.

It was noted that both Teresa O'Brien and Laura Schoellkopf were unable to attend due to health issues and Sandra Brennan was no longer interested in pursuing this position.

Selectman White explained the state changed the process for appointing/electing candidates to the Housing Authority and this is now at the discretion of each Town.

Selectman White requested that each candidate come before the Board and explain their background and interests. Each candidate was thanked by the Board for their interest in this position.

Mr. Pride reviewed his background as a Medway resident and an active member of the American Legion for many years. He is interested in serving in this role to help to ensure positive outcomes for Medway housing. Mr. Ferrari asked for his opinion on how the Housing Authority can better serve the needs of elders going forward. Mr. Pride stated improved access for notification of emergencies at Kenney Drive should be a priority along with other identified senior housing safety issues. Selectman Crowley asked how long he has lived in senior housing. Mr. Pride stated five years. Selectman Crowley asked how many Board meetings he attended for the Housing Authority. Mr. Pride noted he occasionally attended. Selectman Crowley asked if appointed, what first major issue he would be addressing. Mr. Pride stated to ensure all bills are paid. Selectman Foresto asked what he sees as the major obstacle that the Board faces within the next 5 years. He stated he believes Medway housing will do great and be able to go forward with everything as planned.

Ms. Fiorentino reviewed her background as living in Medway housing for 10 years as a handicapped resident which does not stop her. She reviewed her experience as the Vice President in Arlington working with the Housing Authority managing budgets, code enforcement, evictions, beautification, etc. She stated where she is living on Maple Lane is a disgrace, citing specifically trash behind homes, drinking and getting high outside the homes, vandalism, owing of back rent, etc. She stated she feels change is needed and would like to bring Maple Lane back to a beautiful and respectful place. She stated the Housing Authority does the best they can by sending letters but there needs to be a more effective way to manage these issues. She reviewed her past experience with how these issues were managed in Arlington noting weekly tenant meetings. Ms. Fiorentino stated tenants owe a lot of money, reported a criminal living in one of the apartments who has lit cars on fire. She would like to see a safe environment for the children and the entire community and an emphasis on beautifying the area. She believes there should be fines instituted. She also noted the need for improvements to the accessibility of an EMS notification system and activities for the elderly. Mr. Ferrari asked how the Housing Authority can better serve the tenants. Ms. Fiorentino stated if people started paying rent, there would be funds available for needed projects and that she would evict everyone who owes thousands of dollars and bring in new residents. Mr. Ferrari asked for clarification of her role in Arlington. She stated she was the Vice President for all three buildings in Arlington. Mr. Matondi pointed out discrepancies in her statements asking if Ms. Fiorentino notified the Housing Authority immediately about the issues she raised at this meeting. Ms. Fiorentino stated she has called Helen Luccio but was not aware that she could notify the Board. Ms. O'Leary asked for clarification of her role in Arlington, specifically if she was on the Board of the Housing Authority or the Tenants Association. Ms. Fiorentino noted she was a representative of the Tenants Association.

James Coyle reviewed his background as a Medway Lovering Heights resident for 10 years, a member of the Boston City Council for ten years which included budget management and urban development, and a consultant to the Union Congregational Church in Braintree. He explained his past experience working on two projects specifically related to housing. Mr. Ferrari asked how the Housing Authority can better serve elders going forward. Mr. Coyle stated setting up a system for when the electricity goes out along with putting a generator in the community buildings. He suggested going solar to decrease the energy costs and/or looking into other cost savings programs. Mr. Rice asked, "what is one thing you can bring to the board?" Mr. Coyle stated his follow through and ability to get the job done citing the example of having the inmates at Norfolk County Correctional Facility assisting in the beautification of Lovering Heights. Mr. Matondi noted his interest in Lovering Heights and asked about the other units. Mr. Coyle noted the issue of lack of representation on the Housing Authority Board from both Lovering Heights and Kenney Drive. Selectman Crowley asked how many meetings he attended. Mr. Coyle stated three. Selectmen Crowley asked what the one priority item was that he would initially focus on addressing. Mr. Coyle stated the electrical issue which would save money allowing for available funding for other projects. Selectman Crowley asked how he feels he would work with the current Board. Mr. Coyle stated he feels he could work very well with the group. Selectman Foresto asked what the biggest issue is moving forward. Mr. Coyle stated have the funding to do what needs to be done. Ms. O'Leary stated the current five year plan is dependent on State funding.

Selectman White clarified that Ms. O'Leary was unable to be considered for this position per Town Counsel since her letter of interest was provided after the May 10<sup>th</sup> deadline. Mr. Matondi asked why Ms. O'Leary changed her mind. Ms. O'Leary stated due to the two issues that still need to be addressed: (1) the smoking policy, and (2) the Executive Director search.

Selectman White asked if anyone wanted to speak on the behalf of the two candidates who could not attend. Mr. Ferrari stated that Ms. O'Brien has been a member of the Affordable Housing Committee for over 20 years and was one of the initiators of the work done with Habitat for Humanity. He noted she has been committed to this initiative her entire life and that the Board would benefit from her depth of knowledge and commitment.

Selectman Crowley asked for confirmation of the accuracy of the issues brought up by Ms. Fiorentino. It was reported that debt owed is private and confidential information and the current total debt is less than \$40,000. Mr. Ferrari noted the Housing Authority Board needs to determine the process for aging tenants with health issues who are no longer able to pay their rent along with revision of the eviction policy noting the Board has been advised by their attorney of the need to go to court more often. Social needs also need to be addressed including substance abuse, smoking, etc.

Selectman Trindade suggested that nominations for appointment be made from each of the Boards deferring to the Housing Authority. **Mr. Ferrari nominated James Coyle. Mr. Rice seconded.** Ms. O'Leary stated she would be abstaining from the nomination and voting process. **Selectman Crowley nominated William Pride. Selectman Trindade seconded.** It was noted a roll call vote by both Boards was required.

**Mr. Ferrari voted for James Coyle. Mr. Matondi voted for James Coyle. Mr. Rice voted for James Coyle. Selectman Crowley voted for James Coyle. Selectman White voted for James Coyle. Selectman Trindade voted for William Pride. Selectman D'Innocenzo voted for James Coyle.**

**At 7:52 PM Mr. Ferrari moved to adjourn the meeting for the Housing Authority. Mr. Matondi seconded. Vote: 4-0-0.**

**At 7:52 Selectman Trindade moved to adjourn the meeting. Selectman Foresto seconded. No Discussion. Vote: 5-0-0.**

Respectfully submitted,  
Liz Langley  
Administrative Assistant  
Town Administrator's Office