

Special Board Meeting Friday May 2, 2025

3:00 PM Via Zoom

Minutes

Attendees:

- Michael Jacobs
- Judy Katz
- Susan Cohen
- Kimberley Richardson

Absent:

- Barbara Dugan
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Special Board Meeting Need:

To review and approve a pressing change order related to rooftop air handling equipment at 50 Pleasant Street and provide updates on loan conversion timelines and utility cost implications.

1. 50 Pleasant Street – Change Order Approval

- The rooftop air handler (DOAS) Dedicated Outdoor Air System, was installed too close to the edge of the roof, creating maintenance access hazards.
 - The proposed solution: reconfigure ductwork to the interior side and extend the steel walkway for safe maintenance access.
 - Legal and liability analysis indicated a dispute over responsibility (contractor vs. architect) but not worth litigation.
 - Estimated cost of the fix: ~\$215,000.
 - MHIC has agreed to provide an additional \$400,000 in equity to cover this and other overruns.
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Motions and Vote

- Motion to Approve Change Order (~\$215,000)
 - Moved by: Susan Cohen
 - Seconded by: Judy Katz
 - Vote: Unanimous approval
 - Kimberly Richardson: Yes
 - Judy Katz: Yes
 - Susan Cohen: Yes
 - Maria Maffei: Yes
 - Michael Jacobs: Yes
- Motion to Adjourn
 - Moved by: Judy Katz
 - Second: Kimberley Richardson
 - Vote: Unanimous approval

ATTEST



Ben Stone, Executive Director