



## **OBSERVER CORPS REPORT**

**MARBLEHEAD HOUSING AUTHORITY** – July 14, 2025

LWVM Observer – Cathy Marie Michael

Board members present: Jenn Schaeffner, Bill Kuker, Terri Tauro,

Absent Kristin DuBay Horton, Jean Eldridge

Maintenance: Gary Dean

Executive Director: Cathy Hoog (CH)- Present

### **Public Comment**

**Tenant 1** - Thanked Maintenance for help with trash during strike. Need more lights, pitch black in parking. Gary responded that lights will be installed

**Tenant 2** - Farrell Court - She does not feel listened to or respected regarding the locks, feels the money could have been better used for other purposes. CH responded that they did meet with people to get comments

**Tenant 3** - Janet - Farrell Court

Wondering why there always seems to be many vacancies while at the same time there's a huge waiting list. CH responded that there's always an ebb and flow, also sometimes people go through the entire application process, then visit the unit and turn it down.

How does one get a transfer when being harassed, and why shouldn't the harasser be moved instead of the one being harassed? CH responded that we take harassment very seriously

**Tenant 4-** Elaine - Roads School

Maintenance did a great job with the railing behind the building

Work Orders (WO) - Light is broken, need a WO, not safe for a disabled person, wondering why it is taking so long to fix it. - Gary response - lights are scheduled to be fixed

Bill - Our energy bill is extremely high, it seems as if no attention is being paid to conservation, for example on the 3rd floor AC is often left on at 60 degrees, even if no one is there. AC ran 24/7 during that heatwave. Jenn response - AC in common areas and 4th floor are supposed to be left on auto but tenants change them. Terri and Jen

response - We are focusing on heating units because those are failing at the Roads School

Tenant Elaine response - it would be helpful if the MHA posts guidelines so the ACs are not always left on.

### **Executive Director report**

- Roads School 216 completed Work Orders
- 10 vacancies, 1 new admission last month
- Workshop on application process July 22
- 2 qualified submissions received for a Design Consultant for Winn Project, this position will be independent from Winn
- Broughton Rd Meet & Greet for tenants to meet Winn team to build a sense of community.
- Salem Pantry Mobil 3rd visit, must register with Laura
- Laura is planning a back-to-school bash, tentative Aug18
- Lieutenant Ostrovich is back in the community, regular tenant coffees will begin soon
- Chair yoga, meditation is happening

### **Commissioner Items**

**Bill** - believes Republic is in violation of contract and wants to put out a new call

- Gary responded there will be a third pick up this week
- Jen asked what can we do before we cancel?
- CH - We don't need to cancel yet, it's not easy to find a company that works well with the MHA, but I'm happy to have a conversation with them to reduce the price.
- Our maintenance team should be getting overtime for their help with trash or are they not getting to everyday stuff?
- Why don't you ask Salem Trash Co to come here and bill Republic?

### **Winn Report by Angela Gile**

- This is the first report to this board since December board meeting
- Due diligence period began in March. Shout out to Gary and his team for accommodating each of our site visits and so many of us including engineers, etc.
- Most units were built in the 50s, though the ones built in the 80s need demolishing. Any unit that gets demolished will be rebuilt at no extra cost.
- Concept today looks similar to original

For extensive details on Angela Gile's report see 17 July 25 Marblehead News weekly:  
<https://itemlive.com/2025/07/18/winncompanies-redevelopment-affordable-housing/>