



CITY OF MELROSE
HEALTH, EDUCATION & WELFARE COMMITTEE
AGENDA • MAY 5, 2022

Council Chamber, First Floor, Melrose City Hall Committee Meeting
562 Main Street, Melrose, MA 02176

7:00 PM

The public should take notice that the Melrose City Council may, on certain occasions, have a quorum in attendance due to standing committees of the City Council consisting of both voting and non-voting members. Members attending this duly posted meeting are participating and deliberating only in conjunction with the business of the standing committee.

I. CALL TO ORDER

Jack Eccles	Chair
Manjula Karamcheti	Vice Chair
Shawn M. MacMaster	
Robb Stewart	
Ryan Williams	
Christopher Cinella	President, ex officio

II. PUBLIC COMMENT

III. ORDERS

1. **ORDER-2022-107** : Appointment of Carolyn Federoff, 108 Ashland Street, to the Affordable Housing Trust for a three-year term.

Offered by: Mayor Paul Brodeur

2. **ORDER-2022-111** : Appointment of Alaine Breen, of 18 Woodcrest Ave, to the City of Melrose Commission on Disability.

Offered by: Mayor Paul Brodeur

From: City Council

ASSIGNED TO COMMITTEE

IV. ADJOURNMENT

Carolyn Federoff
108 Ashland Street
Melrose, MA 02176

April 11, 2022

Melrose City Council
Melrose City Hall
Melrose, MA 02176

Dear Honorable Councilors,

Please accept this letter of interest in serving as a Trustee for the Melrose Affordable Housing Trust.

I spent my career pursuing affordable housing for families, persons with disabilities and elders. At the time I joined the US Department of Housing and Urban Development, I focused on fair housing, especially as it relates to large-scale housing development and public housing. Within five years, however, I was reassigned to the development team. I did not anticipate the passion I would find developing affordable housing.

I always understood the need for affordable housing. I also intuitively understood the challenge developing affordable housing. But I did not know how enjoyable resolving the challenges could be. The challenges might include land acquisition, zoning, neighborhood resistance, sustainability, and, of course, funding.

I am proud to live in a city that has prioritized inclusive and affordable housing. I would be honored to accept new challenges as a Trustee to the Melrose Affordable Housing Trust.

Please find a simple resume below. If you have questions or would like to talk with me, I may be contacted at [REDACTED]

Sincerely,



Experience

1986-2016 Attorney, U.S. Department of Housing and Urban Development
- primarily responsible for the development and preservation of affordable housing for low income families, people with disabilities, and elders in Massachusetts.

Residency

2001-present Homeowner at 108 Ashland Street, Melrose, Massachusetts.



PAUL BRODEUR
Mayor

CITY OF MELROSE

OFFICE OF THE MAYOR

City Hall, 562 Main Street
Melrose, Massachusetts 02176
Telephone - (781) 979-4440
Fax - (781) 662-2182

MEMORANDUM

To: Melrose City Council
From: Mayor Paul Brodeur
Re: Affordable Housing Trust Appointment
Date: April 19, 2022

I respectfully request the Honorable City Council confirm the appointment of Carolyn Federoff, 108 Ashland Street, to the City of Melrose Affordable Housing Trust for a three-year term, said term to expire the last day of February 2025.

Carolyn Federoff has spent the bulk of her career dedicated to pursuing affordable housing for persons with disabilities, elders, and families an attorney for the United States Department of Housing and Urban Development.

Ms. Federoff understands the challenges that come with the development of affordable housing - funding, zoning, land acquisition, neighborhood resistance, sustainability, challenges - and in turn understands how to navigate them. I am confident that she will serve the Melrose community well in her role as a member of the Affordable Housing Trust.

Thank you for your consideration.



PAUL BRODEUR
Mayor

CITY OF MELROSE

OFFICE OF THE MAYOR

City Hall, 562 Main Street
Melrose, Massachusetts 02176
Telephone - (781) 979-4440
Fax - (781) 662-2182

MEMORANDUM

To: Melrose City Council
From: Mayor Paul Brodeur
Re: Commission on Disability Appointment
Date: April 26, 2022

I respectfully request the Honorable City Council confirm the appointment of Alaine Breen, of 18 Woodcrest Ave, to the City of Melrose Commission on Disability for a three-year term, said term to expire the last day of February 2025.

Impassioned by her 20-year-old son, a MHS graduate on the autism spectrum, Alaine Breen has volunteered her free-time supporting various organizations that share her commitment to helping those with developmental disabilities and their families – organizations such as Autism Housing Pathways Inc., Melrose Kind, and the Melrose Special Education Parent Advisory Committee.

Alaine has been operating her own public accounting firm in Melrose for over 30 years and is the primary advocate for her son. Through her steadfast efforts to support him financially and in his journey through the medical and educational systems, she has discovered the importance of enabling people of all abilities at every stage of development and recognizes the value of serving individuals within the community with any presentation, and at any age.

I feel strongly that Alaine's passion for advocacy, hands-on experience, and management skills will help drive forward the Commission on Disability's mission to fully integrate people with disabilities in the City of Melrose.

Thank you for consideration.

ALAINE M. BREEN, CPA, MST**CURRICULUM VITAE*****EDUCATION*****Bentley University, Waltham, MA**

Master of Science in Taxation, October, 1995

Suffolk University, Boston, MA

Bachelor of Science in Business Administration, May, 1986

Cum Laude

PROFESSIONAL EXPERIENCE**D. F. Breen, L.L.C., Melrose, MA, July, 1990 to Present**

Managing member and owner of a local public accounting practice providing a full level of client service for not for profit organizations and businesses of varying sizes and industries. Ongoing practice management responsibilities include monthly and year over year projections, internal accounting, staff supervision and development, and practice monitoring. Clients include local and regional manufacturing, retail, professional, service and not for profit organizations. Services provided include:

- performance of audit and attest engagements;
- preparation of financial statements and reporting to audit committees and boards of directors;
- management services, including:
 - work in connection with acquisitions and financing
 - projections and development of proforma financial information and assumptions
 - monthly and quarterly internal financial reporting and analysis of key business metrics
 - special project work
- preparation of corporate, partnership, trust and charitable organization federal and state tax filings;
- tax and strategic planning;
- trustee and estate administrator services

Deloitte, Boston, MA, September, 1986 to July, 1990

Audit Department, Staff through Senior levels, responsible for planning, performance and management of annual audit engagements of large clients in varying industries; preparation of audited financial statements and annual income tax returns; training and evaluating new and existing staff.

ALAINE M. BREEN, CPA, MST

CURRICULUM VITAE

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PROFESSIONAL AFFILIATIONS

Member of the Massachusetts Society of Certified Public Accountants

Member of the American Institute of Certified Public Accountants, Private Companies Practice Section

VOLUNTEER WORK

#melrosekind, Inc. – Advisor to the founding board of directors, assisting with financial planning and projections; establishment of governance policies; organization incorporation and charitable registration with Massachusetts Attorney General; and application for IRS exempt status.

Follow Your Art Community Studios, Inc – Member of the Board of Directors, and Finance Committee, assisting with financial planning and projections; establishment of process and policy; application for IRS exempt status; and grant application processes.

Friends of Melrose Public Library, Inc. – Treasurer and Member of Board of Directors

Autism Housing Pathways, Inc. – Treasurer and Member of Board of Directors

Mt Washington Valley Adaptive Sports, Inc. – Past Treasurer and Member of Board of Directors. Assisting with financial planning and projections; drafting of sponsorship package; enhancements of operating and governance procedures; and outreach and support for participant families

Friends of Tuckerman Ravine, Inc. – Assisting with complete revamp of website content, annual pentathlon race participant materials, sponsorship package and internal procedures and controls.

Melrose Special Education Parent Advisory Committee – Past Vice Chair

Melrose Veterans Memorial Middle School Site Council – Past Parent Representative

Melrose High School Site Council – Past Parent Representative

From: Alaine Breen <[REDACTED]>
Sent: Wednesday, April 6, 2022 11:36 AM
To: Volunteer <Volunteer@CityofMelrose.org>
Cc: Hoff, David [REDACTED]
Subject: Commission on Disability vacancy

Hello,

I'm writing to express my interest in the open position on the Commission on Disability.

I am a (nearly) lifelong resident of Melrose and a self-employed CPA.

I have a 20-year-old son on the autism spectrum. He's an MHS graduate (class of 2020), is currently attending the post-grad program part time and the MAICEI program at Salem State University.

I have a high level of interest in developing an accessible and socially inclusive community housing model for adults like him. I've been trying for several months to be part of the interviewee group for the housing blueprint that's being developed - unfortunately, that has yet to happen.

I've learned an unbelievable amount as the primary advocate for my son - through both the medical and educational systems. Inclusive practices and resources MUST be pervasive throughout all areas of our community for individuals with any presentation at any age.

I would love to find out more about the commission and the open position.

My CV is attached.

Many thanks,

Alaine Breen
18 Woodcrest Drive
Melrose, MA
[REDACTED]