

MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, March 23, 2021 at 5:00 PM through teleconference based on the Governor's Order on assemblage due to COVID-19.

COMMISSIONERS ATTENDING: Joan M. Chiasson, Chairperson, Frank M. Molis and William P. Hurley

COMMISSIONERS ABSENT: Mark A. Lawhorne

MHA STAFF ATTENDING: Stephen G. Finn, Thomas P. Callaghan, Jr., Edward Fahey and Deborah Lungo

1. APPROVAL OF MINUTES OF MARCH 9, 2021

The minutes of the meeting of March 9, 2021 were scrutinized by the Board.

After due discussion and upon motion duly made by Frank M. Molis and seconded by William P. Hurley, it was unanimously

VOTED: To approve the minutes of the March 9, 2021 meeting as submitted.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

2. APPROVAL OF BILLS AND SIGNING OF CHECKS

The Board reviewed the Massachusetts Rental Voucher Program ("MRVP") and Section 8 payments for the month of February 2021 totaling \$1,323,949.80 and the Revolving Fund payments for the month of February 2021 totaling \$922,569.88

After due discussion and upon motion duly made by Frank M. Molis and seconded by William P. Hurley, it was unanimously

VOTED: To approve the bills and signing of checks for February 2021.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

3. FINANCIAL MATTERS

A. VACCINE CLINIC – 630 SALEM STREET

The Executive Director previously polled the Board by email on March 11, 2021 requesting approval for MHA to contract with Malden Transportation to shuttle MHA residents

from Springdale and 120 Mountain Avenue to 630 Salem Street to receive their COVID-19 vaccinations and transport the residents back on March 24, 2021 and April 9, 2021.

After due discussion and upon motion duly made by Frank M. Molis and seconded by William P. Hurley, it was unanimously

VOTED: To confirm approval of the poll authorizing MHA to arrange for, schedule and pay for resident transportation from Springdale and 120 Mountain Avenue to participate in the onsite vaccine clinic held on March 12, 2021 and April 9, 2021 and contract with Malden Transportation in the total sum of \$436.80, including a 20% gratuity to be paid from Central Office Cost Center ("COCC") and AMP-4 as appropriate.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

B. CBI CONSULTING, LLC ("CBI") – INVOICES (2)

The Board considered two (2) invoices from CBI in the sum of \$1,192.50 dated January 26, 2021 and in the sum \$1,460 dated February 24, 2021 for the completion of design on MHA's 630 Salem Street Building Envelope project.

After due discussion and upon motion duly made by Frank M. Molis and seconded by William P. Hurley, it was unanimously

VOTED: To approve and authorize payment to CBI for completion of design work on MHA's 630 Salem Street Building Envelope project in the sums of \$1,192.50 and \$1,460 to be paid from Capital Funds.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

C. MASSACHUSETTS GROUP INSURANCE COMMISSION ("GIC") – INVOICE

An invoice from GIC dated March 8, 2021 for an adjustment to MHA's share of administrative expense for the operations of GIC in the sum of \$4,686 for FY 2020 was perused by the Board.

After due discussion and upon motion duly made by William P. Hurley and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize payment in the sum of \$4,686 to GIC for MHA's share of administrative expenses for FY 2020.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

D. MYSTIC VALLEY ELDER SERVICES – (“MVES”) – INVOICE

The Board examined an invoice dated March 18, 2021 from MVES for the month of February 2021 in the sum of \$14,294.92 for resident service coordinators at various Federal developments.

After due discussion and upon motion duly made by William P. Hurley and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize payment to MVES in the sum of \$14,294.92 to be allocated to the Federal AMP's served.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

E. MALDEN POLICE DEPARTMENT – INVOICES (7)

Seven (7) invoices from the Malden Police Department for police details at 630 Salem Street, 120 Mountain Avenue, Suffolk Manor and 89 Pearl Street were scrutinized by the Board, as follows:

<u>Dated</u>	<u>Invoice No.</u>	<u>Amount</u>
01/08/21	23863	527.30
03/04/21	24226	263.65
03/05/21	24245	263.65
03/10/21	24259	790.95
03/11/21	24276	527.30
03/15/21	24303	790.95
03/17/21	24321	790.95
	TOTAL	<u>\$3,954.75</u>

After due discussion and upon motion duly made by Frank M. Molis and seconded by William P. Hurley, it was unanimously

VOTED: To approve and authorize payment to the Malden Police Department in the total sum of \$3,954.75 as appropriate from the AMP's served.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

F. RICOH USA, INC. (“RICOH”) – LEASE REVISION

The Board analyzed a revision to the recent lease renewal for MHA's print platform equipment lease, with Ricoh substituting a IMC4500 printer for a IM600SRF at no increase in lease renewal cost.

After due discussion and upon motion duly made by William P. Hurley and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize a revision to the recent lease renewal for print/copy/scan/fax equipment with Ricoh substituting a IMC4500 printer for a IM600SRF at no increase in lease renewal cost

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

G. CAPITAL IMPROVEMENT PLAN ("CIP")

The Board reviewed MHA's FY2022 CIP outlining capital needs for the State developments for submittal to the Massachusetts Department of Housing and Community Development ("DHCD") as part of MHA's FY2022 DHCD Annual Plan.

After due discussion and upon motion duly made by Frank M. Molis and seconded by William P. Hurley, it was unanimously

VOTED: To approve the CIP and authorize submittal to DHCD as part of MHA's FY2022 DHCD Annual Plan process.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

4. POLICIES AND CONTRACTS

None

5. CHARITABLE REQUESTS

A. MALDEN BABE RUTH LEAGUE

A solicitation dated March 21, 2021 from the Malden Babe Ruth League to help sponsor youth baseball teams with costs incurred for umpires, equipment and insurance was analyzed by the Board.

After due discussion and upon motion duly made by Frank M. Molis and seconded by William P. Hurley, it was unanimously

VOTED: To approve and authorize a donation in the sum of \$600 from the COCC to the Malden Babe Ruth League.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

6. **CORRESPONDENCE AND NEWSLETTERS**

None

7. **OPEN DISCUSSION**

The Board discussed scheduling the following 2021 public meetings:

- Resident Advisory Board Meeting ("RAB");
- U.S. Department of Housing and Urban Development Public Housing Authority Plan ("PHA"); and
- U.S. Department of Housing and Community Development Annual Plan ("Annual Plan").

It was agreed that the RAB meeting would be scheduled for Tuesday, May 25, 2021 at 9:00 AM and the PHA and Annual Plan meetings would be scheduled for Tuesday, June 22, 2021 at 9:00 AM pending Commissioner Lawhorne's availability.

No further action was necessary at this time.

ADJOURNMENT

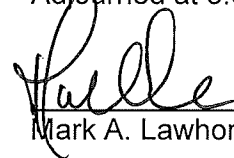
After due discussion and upon motion duly made by Frank M. Molis and seconded by William P. Hurley, it was unanimously

VOTED: To adjourn.

Ayes: Joan M. Chiasson, Frank M. Molis and William P. Hurley

Nays: None

Adjourned at 5:35 PM



Mark A. Lawhorne, Secretary
SEAL