

REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority ("MHA") was held on February 22, 2022 at 9:00 AM at the office of the Authority, 630 Salem Street, Malden, MA

COMMISSIONERS ATTENDING: Joan M. Chiasson

ATTENDING VIRTUALLY: Mark A. Lawhorne, William P. Hurley and John P. Matheson

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

1. APPROVAL OF MINUTES OF FEBRUARY 8, 2022

The minutes of February 8, 2022 Meeting were presented to the Board for their review.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by John P. Matheson, it was unanimously

VOTED: To approve the minutes of February 8, 2022

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

2. BILLS AND SIGNING OF CHECKS

The Board reviewed the Massachusetts Rental Voucher Program ("MRVP") and Section 8 payments for the month of January 2022 totaling \$3,193,260.00 and Revolving Fund payments totaling \$561,587.07.

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

VOTED: To approve the bills and signing of checks for of January 2022.

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

3. FINANCIAL MATTERS

A. US HOUSING CONSULTANTS FAIR HOUSING TRAINING—INVOICE

The Board reviewed an invoice in the amount of \$260.00 from US Housing Consultants for a Fair Housing training for two (2) Maintenance Foremen to attend.

After due discussion and upon motion duly made by John P. Matheson and seconded by William P. Hurley, it was unanimously

VOTED: To approve the training for the two foremen in the amount of \$260 to be paid by the Capital Fund

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

B. MICHAEL KIM ASSOCIATES—INVOICE

The Board scrutinized over an invoice from Michael Kim Associates in the amount of \$5,438 for design completed to date on the AMP 1 Roof Replacement project.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by John P. Matheson, it was unanimously

VOTED: To approve and pay the invoice from Michael Kim Associates in the amount of \$5,438 to be paid by the Capital Fund

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

C. ODYSSEY ADVISORS, INC.—INVOICE

The Board was presented an invoice from Odyssey Advisors, Inc. in the amount of \$1,000 for services rendered in preparation of the actuarial valuation of the MHA Other Postemployment Benefits Plan for the fiscal years ending September 30, 2020 and September 30, 2021 in accordance with the GASB 75.

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

VOTED: To approve and pay Odyssey Advisors \$1,000 for completion of MHA's required GASB 7/75 reporting to be paid by the COCC

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

D. MRI SOFTWARE LLC—INVOICE

The Board studied an invoice from MRI Software in the amount of \$1,887.68 for the Annual Renewal of MHA's Public Housing Software SaaS license with the company.

After due discussion and upon motion duly made by William P. Hurley and seconded by John P. Matheson, it was unanimously

VOTED: To approve and pay the invoice from MRI in the amount of \$1,887.68 for the SaaS Software license to be paid by the COCC.

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

E. NAN MCKAY—INVOICE

The Board analyzed an invoice from Nan McKay Associates in the amount of \$419 for the renewal of MHA's subscription to the Company's PIH Alert.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by John P. Matheson, it was unanimously

VOTED: To approve and pay the invoice in the amount of \$419 from Nan McKay Associates for the renewal of MHA's subscription to the company's PHI Alert publication to be paid by the COCC.

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

F. YMCA – INVOICES (3)

The Board reviewed three (3) invoices from the YMCA all for the month of January 2022. The first in the amount of \$4,166.67 for the federal family monthly memberships, the second in the amount of \$2,101.92 for the provision of After-School Program services at Newland the third in the amount of \$2,114.78 for the provision of such services at Linden.

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

VOTED: To approve the three invoices from the YMCA for Memberships provided to HUD assisted public housing residents in the sum of \$4,166.67 to be paid by the COCC, the 2nd in the sum of \$2,101.92 for after school programs and the 3rd in the sum of \$2,114.78 for after school programs to be paid by AMP 1.

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

G. SG RISK MANAGEMENT CONSULTINT ("SG RISK") –INVOICE

An invoice dated February 10, 2022 from SG Risk in the sum of \$807.50 for risk management and insurance consulting services was examined by the Board.

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

VOTED: To approve and pay the invoice in the amount of \$807.50 from SG Risk Management for the provision of insurance consulting services for the month of January 2022 with payment to be made by those AMP's referenced on the invoice.

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson
and Joan M. Chiasson

Nays: None

H. MALDEN POLICE DEPARTMENT—INVOICES (5)

The Board scrutinized five (5) invoices from the Malden Police Department for police details at Salem Street, 312 Bryant Street, 120 Mountain Avenue, Pleasant street and Pearl Street are as follows:

<u>DATED</u>	<u>INVOICE</u>	<u>AMOUNT</u>
2/04/22	26256	\$ 928.89
2/08/22	26269	928.89
2/09/22	26279	309.63
2/10/22	26291	309.63
2/14/22	26307	<u>1,238.52</u>
	TOTAL	<u>\$3,715.56</u>

After due discussion and upon motion duly made by John P. Matheson 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 \$3,715.56 with cost to be paid by the AMP's served.

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and
Joan M. Chiasson

Nays: None

I. NEW ENGLAND REGIONAL SERVICE COORDINAOR CONFERENCE

The Board reviewed a notice from NERSC flyer for an upcoming 2022 conference to be held in Connecticut was perused by the Board.

After due discussion and upon motion duly made by John P. Matheson and seconded by William P. Hurley, it was unanimously

VOTED: To approve ROSS and FSS staff to attend the New England Regional Service Coordinator Conference for the ROSS/FSS Programs paying eligible registration, travel, hotel and training attendance and per diem meal costs with staff cost to be paid by each program.

Ayes: Mark A. Lawhorne, Willliam P. Hurley, John P. Matheson and
Joan M. Chiasson

Nays: None

4. **POLICIES AND CONTRACTS**

None.

5. **REVIEW OF CHARITABLE REQUESTS**

A. **MALDEN YOUTH BASEBALL, INC**

A request for Donation from Malden Youth Baseball was reviewed by the Board.

After Due discussion and upon motion duly made by Joan M. Chiasson and seconded by John P. Matheson, it was unanimously

VOTED: To donate \$100 to the Malden Youth Baseball, Inc. program from the COCC.

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

6. **CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS**

Thank you note from Dana Farber for donation.

7. **OPEN DISCUSSION**

Next Board Meeting March 8, 2022

ADJOURNMENT

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by John P. Matheson, it was unanimously

VOTED: To adjourn

Ayes: Mark A. Lawhorne, William P. Hurley, John P. Matheson and Joan M. Chiasson

Nays: None

Adjourned at 9:40 AM


John P. Matheson, Secretary