

MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, April 22, 2014 at 5:00 PM at the office of the Authority, 630 Salem Street, Malden, Massachusetts.

COMMISSIONERS PRESENT: Barbara A. Purcell, Chairperson, Frank M. Molis, George N. Bayers and Joan M. Chiasson

COMMISSIONERS ABSENT: Francis C. Boudrow

MHA STAFF: Thomas P. Callaghan, Jr., Edward Fahey and Deborah A. Lungo

ALSO PRESENT: Karen Hayes, Mayor's Office

1. APPROVAL OF MINUTES – APRIL 8, 2014

The minutes of April 8, 2014 were reviewed by the Board.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by George N. Bayers, it was unanimously

VOTED: To approve the minutes of April 8, 2014 as submitted.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

2. APPROVAL OF BILLS AND SIGNING OF CHECKS

There were no bills or signing of checks.

No further action was necessary at this time.

3. FINANCIAL MATTERS

A. REVERSE ARCHITECTURE

The Board reviewed an invoice from Reverse Architecture dated April 17, 2014 in the sum of \$1,200 for architectural services at Rockland Avenue and Springdale Street with the invoice being submitted to the Massachusetts Department of Housing and Community Development ("DHCD") for reimbursement.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize payment to Reverse Architecture in the sum of \$1,200 and submit the same to DHCD for reimbursement.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

B. MALDEN POLICE DEPARTMENT – INVOICE

An invoice dated April 14, 2014 (No. 9252) in the sum of \$1,128 from the Malden Police Department for Police Details at the Newland Development was studied by the Board.

After due discussion and upon motion duly made by George N. Bayers and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize payment to the Malden Police Department in the sum of \$1,128 for Police Details at the Newland Development.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

C. ROCA, INC. (“ROCA”) – INVOICE

The Board scrutinized an invoice dated April 14, 2014 from Roca for monthly maintenance services in the sum of \$2,142.72.

After due discussion and upon motion duly made by George N. Bayers and seconded by Joan M. Chiasson, it was unanimously

VOTED: To approve and authorize payment to Roca in the sum of \$2,142.72 for monthly maintenance.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

D. ROCA – INVOICE

An invoice from Roca dated April 14, 2014 in the sum of \$855 for limited painting at 89 Pearl Street was examined by the Board.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize payment to Roca in the sum of \$855 for painting of units at 89 Pearl Street.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

E. URBAN AIR INC. ("URBAN AIR") – INVOICE

The Board perused an invoice dated April 22, 2014 from Urban Air in the sum of \$2,100 for monthly information technology ("IT") services.

After due discussion and upon motion duly made by George N. Bayers and seconded by Joan M. Chiasson, it was unanimously

VOTED: To approve and authorize payment in the sum of \$2,100 to Urban Air for monthly IT services.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

F. SIEMENS INDUSTRY, INC. ("SIEMENS") – CONTRACT AMENDMENT

Edward Fahey, Director of Modernization and Procurement, explained to the Board the need to revise the cost summary and work items under Siemens' Energy Performance Contract ("EPC") and the Board was presented with a revised cost summary. There is need to make minor changes of less than one (1%) percent of the contract to eliminate street lighting not owned by MHA and certain other safety adjustment.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously

VOTED: To accept the amendment to the cost summary and work items in the Siemens EPC and authorize the Executive Director to execute any necessary documentation.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

G. DEPARTMENT OF MENTAL HEALTH ("DMH") – AWARD

The Board considered a letter dated April 14, 2014 from the DMH certifying project eligibility for Clement Street for the Danvers State Hospital Housing Fund.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously

VOTED: To accept the award of eligibility for Clement Street from DMH and authorize the Executive Director to execute any necessary documents.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

H. LIBERTY POWER HOLDINGS LLC ("LIBERTY") – INVOICE

The Board reviewed a sales confirmation from Liberty dated April 15, 2014 adding Pearl Street and Bryant Street to the energy purchase with Liberty.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously

VOTED: To approve the sales confirmation from Liberty adding Pearl Street and Bryant Street to the contract.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

I. WEGOWISE – PROPOSAL

The Board analyzed a proposal from WegoWise dated April 16, 2014 to provide third-party measurement verification of energy and water use under the Energy Performance Contract ("EPC"). Mr. Fahey explained the U.S. Department of Housing and Urban Development ("HUD") requires an independent, third-party verification of the purported energy savings results provided by Siemens. The measurement verification services are proposed as a five year contract at an annual premium of \$4,400.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by George N. Bayers, it was unanimously

VOTED: To award the contract to WegoWise to provide energy and water measurement and verification for five years at an annual premium of \$4,400.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

J. 2014 CAPITAL FUND PLAN ("CFP")

Mr. Fahey explained that the previous submittal of the CFP had omitted certain information pertaining to 504 activities and the Annual Statement/Performance and Evaluation report presented to the Board corrected the omission.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by George N. Bayers, it was unanimously

VOTED: To authorize the correction to the 2014 CFP Annual Statement/Performance and Evaluation report and authorize the Executive Director to execute and submit same to HUD.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

4. CHARITABLE REQUESTS

A. WARD 2 ASSOCIATES COMMITTEE

The Board considered a solicitation from the Ward 2 Associates Committee for a contribution to the Fourth of July event.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize a donation in the sum of \$50 to the Ward 2 Fourth of July event.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

B. BREAD OF LIFE

A solicitation from the Bread of Life seeking support for the Malden Education Associations' 5k run donations which benefit the Bread of Life.

After due discussion and upon motion duly made by George N. Bayers and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize a donation in the sum of \$50 directly to Bread of Life.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

5. **CORRESPONDENCE AND NEWSLETTERS**

The Board considered an advertisement for the Program Book on the New England Regional Council of the National Association of the Housing and Redevelopment Officials ("NERC/NAHRO") 2014 Annual Conference and Exhibition to be held at the Sea Crest Hotel in North Falmouth, MA from June 15 thru June 18, 2014.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Joan M. Chiasson, it was unanimously

VOTED: To approve and authorize the purchase of a one-half page ad in the NERC/NAHRO 2014 Annual Conference and Exhibition Program Book at a cost of \$100.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

6. **OPEN DISCUSSION**

None.

ADJOURNMENT

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously

VOTED: To adjourn.

Ayes: Barbara A. Purcell, Frank M. Molis, George N. Bayers and Joan M. Chiasson.

Nays: None.

Adjourned at 5:45 PM


George Bayers, Secretary