

SPECIAL MEETING OF THE MALDEN HOUSING AUTHORITY

There was a Special Meeting of the Malden Housing Authority ("MHA") that was held on Monday, April 6, 2015 at the office of the Authority, 630 Salem Street, Malden, Massachusetts.

COMMISSIONERS

PRESENT: Frank M. Molis, George N. Bayers, and Barbara A. Purcell

MHA STAFF: Stephen G. Finn, Edward J. Fahey, and Deborah A. Lungo

COMMISSIONERS

ABSENT: Joan M. Chiasson and Francis C. Boudrow

1. APPROVAL OF MINUTES—MARCH 10, 2015

The minutes of March 10, 2015 were reviewed by the Board and after due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize the minutes of March 10, 2015 as submitted.

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

Nays: None.

2. APPROVAL OF BILLS AND SIGNING OF CHECKS

There were no bills or signing of checks.

No further action was necessary.

3. FINANCIAL MATTERS

A. DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

The Board was presented a notice from The Department of Housing & Community Development regarding the Springdale Development project awarding Jupiter Electric of Salisbury, MA this contract for Load Center Replacement in the amount of \$34,969.00.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize the Executive Director to award the bid and contract to Jupiter Electric of Salisbury, MA , as the most responsible and responsive bidder.

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

Nays: None.

B. TARGET CONSTRUCTION LLC, --INVOICE

The Board studied an invoice from Target Construction, LLC in the sum of \$87,732.00 for the site repairs being done at 667-3, and 689-1, 2.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize payment to Target Construction in the sum of \$87,732.00 and authorize the Executive Director to submit same to DHCD for payment

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

Nays: None.

C. TENANT MOVING EXPENSES—INVOICE

The Board reviewed a U.S. Department of Housing and Urban Development ("HUD") moving expense form for a resident who moved from Newland Street Development to Alden St due to Newland's 504 project, in the amount of \$1,000.00.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize payment to the tenant, Phu Nguyen for \$1,000.00, for moving expenses to Alden Street, to be paid from the Capital Fund.

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

Nays: None.

D. DIAMOND RELOCATION INC.--INVOICE

The Board was presented an invoice for the relocation of a resident moving from Newland Street to Pearl Street due to Newland's 504 project in the amount of \$1,378.25.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize payment to Diamond Relocation, Inc. for the administrative move in the amount of \$1,378.25, from the Capital Fund.

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

Nays: None.

E. MALDEN POLICE DEPARTMENT – INVOICE

The Board reviewed an invoice from the Malden Police Department for police details at 630 Salem Street and Newland Street in the amount of \$564.00.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize payment to the Malden Police Department for police details in the total sum of \$564.00.

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

Nays: None.

F. JAMES M. HENNESSEY—INVOICES (2)

The Board reviewed two invoices from James H. Hennessey, one for consultant services for inspections at various MHA Developments and Section 8 tenants and owners in the amount of \$1,312.50 and the other invoice for hearings on various residents and applicants in the amount of \$1,375.00.

After due discussion and upon motion duly made by George N. Bayers and seconded by Barbara A. Purcell, it was unanimously

VOTED: To authorize and approve payment to James M. Hennessey in the total sum of \$1,312.50 for consulting services for inspections and \$1,375.00 for conducting hearings

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

Nays: None.

G. PROCUREMENT OF U.S. INSPECTION GROUP/JOHN EMERY

The Executive Director proposed that the Board extend the existing contract with the U.S. Inspection Group for the provision of HUD's annually required Uniform Physical Condition Standards (UPCS) public housing inspections for CY 2015, the 4th of a possible 5 year term.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

VOTED: To approve the 4th year extension to the U.S. Inspection Group for the provision of HUD's annually required UPCS inspections.

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

Nays: None.

4. Policies

Nothing was presented at this time.

5. CHARITABLE REQUESTS

Nothing was presented at this time.

6. OPEN DISCUSSION

None.

ADJOURNMENT

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by George N. Bayers, it was unanimously

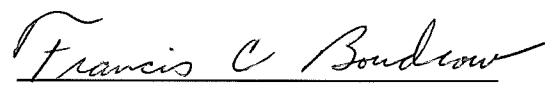
VOTED: To adjourn.

4/6/2015

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

Nays: None.

Adjourned at 9:00 AM


Francis C Boudrow
Secretary