

MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, August 25, 2015 at 5:00 PM at the office of the Authority, 630 Salem Street, Malden, Massachusetts.

COMMISSIONERS

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

COMMISSIONERS

ABSENT: Francis C. Boudrow

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

1. APPROVAL OF MINUTES – AUGUST 11, 2015

The minutes of August 11, 2015 were reviewed by the Board and after due discussion and upon motion duly made by Joan M. Chiasson and seconded by Barbara A. Purcell, it was unanimously

VOTED: To approve and authorize the minutes of August 11, 2015 as submitted.

Ayes: Frank M. Molis, George N. Bayers, Joan M. Chiasson 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. MALDEN POLICE DEPARTMENT – INVOICES (2)

The Board examined two (2) invoices from the Malden Police Department for police details at Newland Street and 630 Salem Street as follows:

<u>Dated</u>	<u>Invoice No.</u>	<u>Amount</u>
08/17/15	11717	\$ 564
08/24/15	11758	<u>752</u>
	TOTAL	<u>\$ 1,316</u>

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Barbara A. Purcell, it was unanimously

VOTED: To approve and authorize payment to the Malden Police Department in the total sum of \$1,316 for the police details.

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

Nays: None.

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

An invoice dated August 20, 2015 for the month of August 2015 from Urban Air for monthly information technology services in the sum of \$2,100 was analyzed by the Board.

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

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

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

Nays: None.

C. STATE REQUIRED MINIMUM WAGE RATES

The Board reviewed the wage rates from the Executive Office of Labor and Workforce Development pursuant to MGL c.121B §. 29 with the Executive Director explaining the need to adjust upward the wages of 6 MHA maintenance employees retroactive to April 1, 2015.

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

VOTED: To authorize and approve the wage adjustments to 6 MHA maintenance employees retroactive to April 1, 2015 as presented to the Board.

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

Nays: None.

D. CLEMENT STREET MODERNIZATION FUNDING

A letter dated August 11, 2015 from the Massachusetts Department of Housing and Community Development ("DHCD") notifying MHA of increased funding on the Clement Street special-needs project was scrutinized by the board. DHCD increased the High Leverage Asset

Preservation Program ("HILAPP") grant to \$1,770,000 based on MHA securing additional leverage funding.

No further action was necessary.

E. JAMES M. HENNESSEY – INVOICES (3)

The Board studied three (3) invoices from James M. Hennessey as follows:

<u>Dated</u>	<u>Services</u>	<u>Amount</u>
08/25/15	Inspectional services for the period 06/04/15 – 06/30/15	\$1,650.00
08/25/15	Inspectional services for the period 07/02/15 – 07/31/15	2,137.50
08/25/15	Hearing Officer services for the period 06/09/15 – 07/31/15	1,075.00
		<u>\$4,862.50</u>

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 James M. Hennessey in the total sum of \$4,862.50 for inspectional and hearing officer services.

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

Nays: None.

4. POLICIES

A. COMMUNITY SERVICE REQUIREMENT

The Board considered a draft amended community service chapter to the Admissions and Continued Occupancy Plan ("ACOP") which changed the community service requirement for MHA federal tenants from 30 hours to 18.75 hours per week based on the MA GIC's weekly hourly work requirement to become vested for benefits. It was noted that the elderly and disabled are exempt from the requirement.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by Joan M. Chiasson, it was unanimously

VOTED: To amend the MHA's community service weekly work time ACOP requirement as presented from 30 hours to 18.75 hour per week based on the MA GIC's benefit vesting requirement.

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

Nays: None.

5. **CHARITABLE REQUESTS**

None

6. **CORRESPONDENCE AND NEWSLETTERS**

- Massachusetts Certified Public Purchasing Official Program ("MCPPO")
- Lead the Way pamphlet
- Flyer for the 2015 National Conference for NAHRO in Los Angeles, CA was circulated to the Board

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 all applicable staff and commissioners to attend the NAHRO 2015 National Conference.

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

Nays: None.

7. **OPEN DISCUSSION**

A. **T-MOBILE CELLULAR PRICING**

The Board received details of the pricing for the new cellular phone contract with T-Mobile which offers significant savings to MHA.

No further action was necessary.

ADJOURNMENT


After due discussion and upon motion duly made by Barbara A. Purcell and seconded by Joan M. Chiasson, it was unanimously

VOTED: To adjourn.

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

Nays: None.

Adjourned at 5:20 PM


~~Francis C. Boudrow~~, Secretary
Barbara Purcell acting