

MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, February 10, 2015 at 5:15 PM at the office of the Authority, 630 Salem Street, Malden, Massachusetts.

COMMISSIONERS George N. Bayers, Acting Chairperson, Francis C. Boudrow
PRESENT: and Barbara A. Purcell.

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

ABSENT: Frank M. Molis and Joan M. Chiasson

1. APPROVAL OF MINUTES – JANUARY 29, 2015

The minutes of January 29, 2015 were reviewed by the Board and after due discussion and upon motion duly made by Barbara A. Purcell and seconded by Francis C. Boudrow, it was unanimously

VOTED: To approve and authorize the minutes of January 29, 2015, as
 submitted.

Ayes: George N. Bayers, Francis C. Boudrow and Barbara A.
 Purcell.

Nays: None.

2. APPROVAL OF BILLS AND SIGNING OF CHECKS

The Board scrutinized the bills and checks and after due discussion and upon motion duly made by Barbara A. Purcell and seconded by Francis C. Boudrow, it was unanimously

VOTED: To approve the bills and signing of checks as submitted.

Ayes: George N. Bayers, Francis C. Boudrow and Barbara A.
 Purcell.

Nays: None.

3. FINANCIAL MATTERS

A. MALDEN YMCA – INVOICE

The Board considered an invoice dated December 31, 2014 from the Malden YMCA in the sum of \$2,403.80 for the Newland Street After School Program.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by Francis C. Boudrow, it was unanimously

VOTED: To approve and authorize payment to the Malden YMCA in the sum of \$2,403.80 for the Newland Street After School Program.

Ayes: George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

B. MALDEN POLICE DEPARTMENT – INVOICES (4)

The Board perused four (4) invoices from the Malden Police Department for police details at Newland Street as follows:

<u>Dated</u>	<u>Invoice No.</u>	<u>Amount</u>
07/23/14	9824	\$ 564
09/26/14	10083	188
02/04/15	10729	1,081
02/10/15	10762	<u>1,316</u>
	TOTAL	\$3,149

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by Barbara A. Purcell, it was unanimously

VOTED: To approve and authorize payment to the Malden Police Department for police details in the total sum of \$3,149.

Ayes: George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

C. JAMES M. HENNESSEY – INVOICES (2)

Two (2) invoices dated February 5, 2015 from James M. Hennessey in the sums of \$600 for hearing officer and \$225 for inspectional services at various MHA developments were analyzed by the Board.

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by Francis C. Boudrow, it was unanimously

VOTED: To approve and authorize payment to James M. Hennessey in the total sum of \$825 for hearing officer and inspectional services.

Ayes: George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

D. CBI CONSULTING INC. ("CBI") – INVOICE

An invoice dated January 27, 2015 from CBI for engineering and consulting on construction documents (\$1,312.50), schematic design (\$1,105) and outside consulting services of PMC LLC (\$1,400) for the Newland Street accessibility project were studied by the Board.

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by Barbara A. Purcell, it was unanimously

VOTED: To approve and authorize payment to CBI in the total sum of \$3,817.50 for construction documents, schematic design and consulting services for the Newland Street accessibility project.

Ayes: George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

E. MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ("DHCD") – APPROVAL

A letter dated January 30, 2015 from DHCD approving the replacement of the electric load center at Springdale development in the sum of \$58,320 was received by the board.

No further action was necessary at this time.

F. LEXISNEXIS CONTRACT

The Executive Director and Deborah Lungo informed the Board of their investigation into the LexisNexis database services which costs \$180 per month for one user. It is expected that the database will be a significant fraud prevention tool for MHA. After due discussion

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by Francis C. Boudrow, it was unanimously

VOTED: To approve and authorize the Executive Director to contract for the Accurint for Government program with LexisNexis for one user at the rate of \$180 per month.

Ayes: George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

4. POLICIES

None

5. CHARITABLE REQUESTS

None

6. CORRESPONDENCE AND NEWSLETTERS

A. AGASSIZ VILLAGE AND BAYRD GRANT

The Adelaide Breed Bayrd Foundation has provided a grant to pay for summer camp for children of MHA residents. The Executive Director hopes to hold a meeting with staff from Agassiz Village, Bayrd foundation board members and MHA board members in the future to discuss the program and receive further detail.

No further action was necessary at this time.

B. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD") – SECTION 8 MANAGEMENT ASSESSMENT PROGRAM ("SEMAP") – LETTER

A letter from HUD dated January 27, 2015 announcing that MHA has received a SEMAP score of 100% for the fiscal year ending September 30, 2014 was presented to the Board. As a result of the SEMAP score of 100%, MHA is designated as a High Performer.

No further action was necessary at this time.

C. PUBLIC HOUSING AUTHORITIES DIRECTORS ASSOCIATION ("PHADA") – 2015 ANNUAL CONVENTION AND EXHIBITION

The Executive Director reminded the Board of the upcoming PHADA 2004 Annual Convention and Exhibition to be held May 3-6, 2015 in San Francisco, CA.

No further action was necessary at this time.

7. OPEN DISCUSSION

A. MALDEN YMCA – UPDATE

The Executive Director and Attorney Callaghan informed the Board of the current status of the conveyance of the condominium units from the Malden YMCA to MHA. The Malden YMCA is hoping to obtain approval for tax-exempt financing to buy out MHA's condominiums once the condominium is conveyed. Bond counsel has requested additional information from MHA, but thus far bond counsel's opinion has been pessimistic as to eligibility for tax-exempt financing. MHA expects to transmit any relevant information by week's end. East Boston Savings Bank has provided a commitment letter to the Malden YMCA at a reasonable interest rate to provide conventional financing for the buyout, if tax-exempt financing is unavailable.

No further action was necessary at this time.

ADJOURNMENT

After due discussion and upon motion duly made by Barbara A. Purcell and seconded by Francis C. Boudrow, it was unanimously

VOTED: To adjourn.

Ayes: George N. Bayers, Francis C. Boudrow and Barbara A. Purcell.

Nays: None.

Adjourned at 5:45 PM


Francis C. Boudrow, Secretary