

MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, February 11, 2014 at 5:00 PM at the office of the Authority, 630 Salem Street, Malden, Massachusetts.

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

COMMISSIONERS Francis C. Boudrow
ABSENT:

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

ALSO PRESENT: Karen Hayes, Mayor's Office

1. APPROVAL OF MINUTES- JANUARY 14, 2014 AND JANUARY 21, 2014

The Executive Director explained that the previous minutes are unavailable and approval will be taken up at the next meeting.

No further action was necessary at this time.

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

The Board reviewed an invoice dated January 27, 2014 from Urban Air in the sum of \$4,550 for information technology services. It was noted that the invoice included \$2,450 for the annual anti-virus licensing for thirty-five (35) desktop computers.

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 Urban Air for information
 technology services in the sum of \$4,550.

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

Nays: None.

B. MALDEN POLICE DEPARTMENT – INVOICES (3)

The Board studied the following invoices from the Malden Police Department for police details at Newland Street as follows:

<u>Dated</u>	<u>Invoice No.</u>	<u>Amount</u>
01/27/2014	8897	\$ 1,128
02/04/2014	8937	188
02/10/2014	8949	<u>1,316</u>
	Total	<u>\$2,632</u>

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 the Malden Police Department in the total sum of \$2,632.

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

Nays: None.

C. MYSTIC VALLEY ELDER SERVICES, INC. ("MVES") – INVOICE

An invoice dated February 6, 2014 from MVES for resident service coordinators for the month January 2014 in the sum of \$15,045.22 was scrutinized by the Board.

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

VOTED: To approve and authorize payment to MVES in the sum of \$15,045.22.

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

Nays: None.

D. SG RISK MANAGEMENT CONSULTING ("SG RISK") – INVOICE

The Board examined an invoice from SG Risk dated February 5, 2014 in the sum of \$340 for insurance consulting services.

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 payment to SG Risk in the sum of \$340.

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

Nays: None.

E. DOOR REPLACEMENT – BID

The Board perused a memorandum from Edward Fahey, Director of Modernization and Procurement, summarizing four (4) bids received for the replacement of the automatic security entrance doors at 630 Salem Street and 120 Mountain Avenue. Mr. Fahey recommended Automatic Door Systems, Inc. in the sum of \$14,070 as the most responsive and responsible bidder.

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

VOTED: To award the security door replacement bid to Automatic Door Systems, Inc. and authorize the Executive Director to enter into a contract.

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

Nays: None.

F. SIEMENS INDUSTRY, INC. (“SIEMENS”) – INVOICE

A requisition dated January 31, 2014 in the sum of \$1,349,535.93 for energy improvements was considered by the Board for the energy performance contracting services.

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

VOTED: To authorize and approve payment of the invoice/requisition from Siemens in the sum of \$1,349,535.93 for energy performance contracting services.

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

Nays: None.

G. LAMBRIAN CONSTRUCTION CORPORATION (“LAMBRIAN”) – INVOICE

An invoice dated February 4, 2014 from Lambrian for Phase II of the accessibility improvements at 630 Salem Street in the sum of \$116,297.81 was analyzed 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 Lambrian in the sum of \$116,297.81 for Phase II of the accessibility improvements.

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

Nays: None.

H. TRIPLE THREAT TRIVIA LIBRARY FUNDRAISER

The Executive Director explained MHA's involvement in the Malden Public Library fundraiser called Triple Threat Trivia and, if the \$360 for a table is paid immediately, two (2) bonus points are awarded to the MHA team for next year.

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 immediate payment to the Malden Public Library in the sum of \$360 for the Triple Threat Trivia.

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

Nays: None.

4. CHARITABLE REQUESTS

None.

5. CORRESPONDENCE AND NEWSLETTERS

The Board received various correspondence and communications, including newsletters from the Malden Chamber of Commerce and Massachusetts Chapter of the National Association of Housing and Redevelopment Officials as well as notification of the Public Housing Authorities Directors Association 2014 Annual Convention & Exhibition.

6. OPEN DISCUSSION

None.

ADJOURNMENT

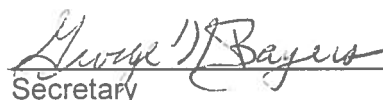
After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously

VOTED: To adjourn.

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

Nays: None.

Adjourned at 5:35 PM


Secretary