



conferred on the new subsidy standards for family bedroom size, which included the new definition of "family".

Many of the Admin Plan changes also have accompanying ACOP changes, but there are several Admin Plan changes which will not be included in the ACOP. It was decided to hold further discussion until next meeting on the Admin Plan and ACOP amendments.

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

VOTED: To table.

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

Nays: None.

#### 4. FINANCIAL MATTERS

##### A. LAMBRIAN CONSTRUCTION CORPORATION ("LAMBRIAN") – INVOICE

The Board reviewed an invoice from Lambrian dated December 23, 2013 in the sum of \$44,593.49 for the first phase of the accessibility upgrades.

After due discussion and upon motion duly made by Francis C. Boudrow and seconded George N. Bayers by, it was unanimously

VOTED: To approve and authorize payment to Lambrian in the sum of \$44,593.49 for the accessibility upgrades.

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

Nays: None.

##### B. GAFFNY GROUP ("GAFFNY") – AMENDMENT

The Board studied a Contract Amendment with Gaffny regarding the water penetration services at 557 Pleasant Street. The additional services are not to exceed \$36,145 which are for additional architectural and engineering services. The amendment increases the total contract to \$54,145.

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

VOTED: To approve and authorize the Executive Director to amend the Gaffny Contract for consultant services for 557 Pleasant Street to a total sum of \$54,145.

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

Nays: None.

**C. SG RISK MANAGEMENT CONSULTING ("SG RISK") – INVOICE**

An invoice dated January 2, 2014 from SG Risk for insurance consulting services in the sum of \$1,083.75 was scrutinized by the Board.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Francis C. Boudrow, it was unanimously

VOTED: To approve and authorize payment to SG Risk in the sum of \$1,083.75 for insurance consulting services.

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

Nays: None.

**D. MALDEN DEPARTMENT OF PUBLIC WORKS ("DPW") – INVOICE**

The Board examined an invoice dated January 2, 2014 from the DPW in the sum of \$1,084.60 for repairs to catch basins at Newland Street and 630 Salem Street.

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 the DPW in the sum of \$1,084.60 for repairs.

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

Nays: None.

**E. MASSACHUSETTS GROUP INSURANCE COMMISSION ("GIC") – INVOICE**

An invoice dated January 2, 2014 from GIC in the sum of \$3,466.60 for a quarterly adjustment ending September 30, 2013 was perused by the Board.

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by George N. Bayers, it was unanimously

VOTED: To approve and authorize payment GIC in the sum of \$3,466.60.

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

Nays: None.

**F. MASSACHUSETTS NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS ("MASS/NAHRO") – INVOICE**

The Board analyzed an invoice from Mass/NAHRO dated December 30, 2013 in the sum of \$1,170 for the semi-annual fee for membership in the Section 8 Centralized Waiting List.

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

VOTED: To approve and authorize payment to Mass/NAHRO in the sum of \$1,170.

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

Nays: None.

**G. NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS ("NAHRO") – INVOICE**

The Board considered an invoice from NAHRO in the sum of \$2,585 for MHA's annual membership to NAHRO.

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 NAHRO in the sum of \$2,585 for annual membership.

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

Nays: None.

**H. MALDEN POLICE DEPARTMENT – INVOICES (3)**

The Board studied three (3) invoices from the Malden Police Department for police details at Newland Street as follows:

<u>Dated</u>	<u>Invoice No.</u>	<u>Amount</u>
01/04/2014	8751	\$ 752
01/08/2014	8765	846
01/14/2014	8797	<u>3,196</u>
	Total	<u>\$4,794</u>

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 in the total sum of \$4,794 to the Malden Police Department for detail services at Newland Street.

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

Nays: None.

**I. CBI CONSULTING INC. ("CBI") – INVOICE**

The Board examined an invoice dated December 12, 2013 from CBI for engineering and architectural services in the sum of \$1,700.49 on the Forestdale balcony repairs. It was noted that the Massachusetts Department of Housing and Community Development ("DHCD") will be responsible for paying this invoice.

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by George N. Bayers, it was unanimously

VOTED: To authorize and approve the submittal to DHCD for payment of the invoice from CBI in the sum of \$1,700.49.

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

Nays: None.

**J. ROCA, INC. ("ROCA") – INVOICE**

An invoice dated December 6, 2013 from ROCA in the sum of \$1,450.80 for various maintenance services at 89 Pearl Street was perused by the Board.

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by Joan M. Chiasson, it was unanimously

VOTED: To authorize and approve payment in the sum of \$1,450.80 to ROCA for various maintenance services at 89 Pearl Street.

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

Nays: None.

**K. DIANE COHEN ("COHEN") – INVOICE**

The Board considered an invoice dated December 31, 2013 from Cohen for services provided as hearing officer in the sum of \$1,600.

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

VOTED: To authorize and approve payment in the sum of \$1,600 to Cohen for hearing officer services.

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

Nays: None.

**L. MALDEN YMCA – INVOICE**

An invoice dated November 1, 2013 for transportation services provided by the Malden YMCA in the sum of \$2,061.81 was analyzed by the Board.

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by George N. Bayers, it was

VOTED: To authorize and approve payment in the sum of \$2,061.81 to the Malden YMCA for transportation.

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

Abstain: Frank M. Molis and Joan M. Chiasson.

**M. BCM CONTROLS CORPORATION (“BCM”) – PROPOSAL**

The Board reviewed a proposal dated November 19, 2013 from BCM for security upgrades at 630 Salem Street in the sum of \$40,860 and at 120 Mountain Avenue in the sum of \$34,140. Said pricing from BCM is under the State bidding contract.

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

VOTED: To authorize and approve the Executive Director to enter into the contract with BCM for security upgrades for 630 Salem Street in the sum of \$40,860 and 120 Mountain Avenue in the sum of \$34,140.

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

Nays: None.

**N. WILLIAM F. SULLIVAN INSURANCE GROUP (“SULLIVAN GROUP”)**

The Executive Director presented information on the bids received for the motor vehicle insurance renewal as of January 1, 2014 which was undertaken in consultation with SG Risk. Sullivan Group presented a bid of \$18,846, a substantial savings from the previous vehicle insurance provided by Housing Authority Insurance Group (“HAIG”) which bid \$69,574 for the renewal of motor vehicle insurance.

After due discussion and upon motion duly made by Francis C. Boudrow and seconded by Frank M. Molis, it was unanimously

VOTED: To confirm the award for motor vehicle insurance to Sullivan Group as the most responsive and responsible bidder in the sum of \$18,846 and authorize the Executive Director to contract.

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

Nays: None.

**O. MYSTIC VALLEY ELDER SERVICES ("MVES") – INVOICES (2)**

The Board studied two (2) invoices both dated January 9, 2014 for the month of December 2013, for resident service coordinators at various developments. The first invoice is in the amount of \$11,682.73 and the second is in the sum of \$2,833.33.

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

VOTED: To approved and authorize payment to MVES in the total sum of \$14,516.06 for resident service coordinators to be paid from the Capital Fund Account.

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

Nays: None.

**P. DIAMOND RELOCATION, INC. – INVOICE**

An invoice dated January 14, 2014 in the sum of \$7,188 for moving services for disabled tenants at 630 Salem Street in conjunction with the accessibility improvements was scrutinized 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 approved and authorize payment to Diamond Relocation, Inc. for moving services in the sum of \$7,188.

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

Nays: None.

**Q. SOURCEONE, INC.**

The Executive Director presented an email from SourceOne, Inc. regarding a rate lock for the supply of gas to MHA using a conservative rate lock of \$4.30 per dekatherm ("Dth"). The Executive Director opined that this was an advantageous rate lock at this time.

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

VOTED: To approved and authorize the Executive Director to enter into a rate lock agreement with SourceOne, Inc. for the supply of gas.

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

Nays: None.

**4. CHARITABLE REQUESTS****A. NORTH SHORE BLACK WOMEN'S ASSOCIATION, INC. ("NSBWAI")**

The Board perused a solicitation from NSBWAI for their 21<sup>st</sup> Annual Martin Luther King, Jr. Memorial Luncheon on January 18, 2014.

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

VOTED: To approved and authorize a donation of \$50.00 to the NSBWAI for their 21<sup>st</sup> Annual Martin Luther King, Jr. Memorial Luncheon.

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

Nays: None.

**5. CORRESPONDENCE AND NEWSLETTERS****A. SECTION 3 POLICY**

The Executive Director presented a proposed Section 3 Policy for review by the Board.

No further action was necessary at this time.

**6. OPEN DISCUSSION****A. HOMELESS SURVEY**

Karen Hayes of the Mayor's Office informed the Board of the City's ongoing homeless survey.



No further action was necessary at this time.

**ADJOURNMENT**

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

VOTED: To adjourn.

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

Nays: None.

Adjourned at 7:25 PM

  
Secretary