

MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, July 22, 2014 at 5:00 PM at the office of the Authority, 630 Salem Street, Malden, Massachusetts.

COMMISSIONERS PRESENT: Frank M. Molis, Acting Chairperson; George N. Bayers and Joan M. Chiasson

COMMISSIONERS ABSENT: Barbara A. Purcell and Francis C. Boudrow

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

1. APPROVAL OF MINUTES – JULY 8, 2014

The Executive Director explained the minutes from the previous meeting of July 8, 2014 were not yet available.

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

VOTED: To table the minutes of July 8, 2014.

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

Nays: None.

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. NATIONAL GRID INCENTIVE PLAN

A spreadsheet was presented to the Board from Timothy Fitzpatrick showing approximate energy savings of \$166,000 over a one year by utilizing high efficiency bulbs. The Board thanked Mr. Fitzpatrick for his good work.

No further action was necessary at this time.

B. CONCRETE AND MASONRY REPAIRS – REQUEST FOR PROPOSAL ("RFP")

Edward Fahey, Director of Modernization and Procurement, provided the Board with two (2) responses to the RFP for concrete and masonry repairs at multiple MHA properties. Mr. Fahey explained that Tremblay Construction withdrew their bid due to a misunderstanding of the scope of work to be performed. MHA staff recommended to award the bid to Bellrock

Construction, LLC ("Bellrock") in the sum of \$34,450 as being the most responsive and responsible bidder.

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 the award of the concrete and masonry repairs at multiple MHA properties to Bellrock for the sum of \$34,450 as the most responsive and responsible bidder.

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

Nays: None.

C. S. I. SERVICES INC. ("SI") – INVOICE

The Board perused an invoice dated July 18, 2014 requesting payment in the sum of \$30,634 for work completed to date for the Clement Street roof replacement.

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 SI in the sum of \$30,634 for roof replacement work at Clement Street and submit the same to the U.S. Department of Housing and Community Development for reimbursement.

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

Nays: None.

D. COMFORT SYSTEMS USA/BCM CONTROLS CORPORATION ("BCM")

Two invoices from BCM both dated June 26, 2014 in the amount of \$2,235 for upgrading the security and camera system at 630 Salem Street and \$2,381 for upgrading the camera and security system at 120 Mountain Avenue were scrutinized by the Board.

The Board also examined a proposal from BCM dated July 16, 2014 for a new camera including installation at 630 Salem providing coverage of the ground floor library space in the sum of \$2,676.46

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 BCM in the amounts of \$2,235 for 630 Salem Street and \$2,381 for 120 Mountain Avenue and accept the proposal for a new camera and installation for \$2,676.46

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

Nays: None.

E. MOTIVATION, INC. – INVOICE

An invoice dated July 18, 2014 in the sum of \$3,300 from Motivation, Inc. for Section 3 computer skills training for ten (10) tenants was considered by the Board. It was noted that Siemens has funded the purchase of seven (7) computers for Section 3 tenant participation.

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 Motivation, Inc. in the sum of \$3,300 for tenant participation in the Section 3 computer skills training.

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

Nays: None.

F. MALDEN POLICE DEPARTMENT – INVOICE

The Board reviewed an invoice (No. 9764) dated July 18, 2014 from the Malden Police Department in the sum of \$1,880 for police details at Newland Street.

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 the Malden Police Department in the sum of \$1,880.

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

Nays: None.

G. E-Z PASS – TOBIN BRIDGE

The Executive Director explained, with the Tobin Bridge not accepting cash for tolls, there is a need for an E-Z Pass account for two (2) MHA vehicles.

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 the establishment of two (2) E-Z Pass accounts for MHA vehicles used by Executive staff.

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

Nays: None.

4. POLICIES

None.

5. CHARITABLE REQUESTS

A. MALDEN YOUTH LACROSSE GOLF CLASSIC

The Board considered a flyer from Malden Youth Lacrosse for their Golf Classic tournament.

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 a donation of \$100 for a hole sponsorship sign at the Malden Youth Lacrosse Golf Classic.

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

Nays: None.

6. CORRESPONDENCE AND NEWSLETTERS

None.

7. OPEN DISCUSSION

None.

ADJOURNMENT

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

VOTED: To adjourn.

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

Nays: None.

Adjourned at 5:50 PM


George Bayers, Secretary