

MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, July 25, 2017 at 5:05 PM at the office of the Authority, 630 Salem Street, Malden, Massachusetts.

COMMISSIONERS PRESENT: Francis C. Boudrow, Chairperson, Joan M. Chiasson, Frank M. Molis, Mark A. Lawhorne and George N. Bayers

MHA STAFF: Gail E. Neibaur, Thomas P. Callaghan Jr., Edward Fahey and Deborah Lungo

1. APPROVAL OF MINUTES OF JUNE 13, 2017

The minutes of the meeting of June 13, 2017 were presented to the Board and after due discussion and upon motion duly made by George N. Bayers and seconded by Mark A. Lawhorne, it was unanimously

VOTED: To approve the minutes of June 13, 2017 as submitted.

Ayes: Francis C. Boudrow, Frank M. Molis, Mark A. Lawhorne and George N. Bayers

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 (8)

Eight (8) invoices from the Malden Police Department for police details at Salem Street and Mountain Avenue were scrutinized as follows:

<u>Dated</u>	<u>Invoice No.</u>	<u>Amount</u>
07/05/17	16052	\$221.41
07/07/17	16071	370.22
07/19/17	16098	246.80
07/19/17	16110	493.60
07/20/17	16130	246.80
07/21/17	16136	246.80
07/22/17	16152	1,234.00
07/24/17	16171	<u>246.80</u>
	TOTAL	<u>\$3,306.43</u>

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

VOTED: To approve and authorize payment to the Malden Police Department in the total sum of \$3,306.43 for patrol detail coverage.

Ayes: Francis C. Boudrow, Frank M. Molis, Mark A. Lawhorne and George N. Bayers

Nays: None

B. THYSSENKRUPP ELEVATOR AMERICAS (“THYSSENKRUPP”) – INVOICE

The Board reviewed an invoice dated July 17, 2017 from Thyssenkrupp in the sum of \$22,617 for work on the elevator rehabilitation at 120 Mountain Avenue.

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

VOTED: To approve and authorize payment to Thyssenkrupp in the sum of \$22,617 for work on the elevator replacement at 120 Mountain Avenue, to be paid from the capital fund.

Ayes: Francis C. Boudrow, Frank M. Molis, Mark A. Lawhorne and George N. Bayers

Nays: None

C. THYSSENKRUPP – CHANGE ORDER NO. 2

Change Order No. 2 dated July 18, 2017 from Thyssenkrupp increasing the contract amount by \$9,338 for the demolition of a partition wall between two hoist ways at 120 Mountain Avenue was considered by the Board.

After due discussion and upon motion duly made by Mark A. Lawhorne and seconded by Frank M. Molis, it was unanimously

VOTED: To approve and authorize Change Order No. 2 from Thyssenkrupp in the sum of \$9,338 for the demolition of a partition wall between two hoist ways at 120 Mountain Avenue to be paid from the capital fund.

Ayes: Francis C. Boudrow, Frank M. Molis, Mark A. Lawhorne and George N. Bayers

Nays: None

D. JAMES M. HENNESSEY – INVOICE

The Board considered an invoice dated July 20, 2017 from James M. Hennessey for quality control inspections in the sum of \$2,962.50

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 James M. Hennessey for quality control inspections in the sum of \$2,962.50 to be paid from Central Office Cost Center (“COCC”) funds.

Ayes: Francis C. Boudrow, Frank M. Molis, Mark A. Lawhorne and George N. Bayers

Nays: None

Joan M. Chiasson joined the meeting.

E. CBI CONSULTING, INC. (“CBI”) – BOARD RESOLUTION NO. 2017-05

A letter dated July 20, 2017 from the Designer Selection Committee (“DSC”) of the Massachusetts Department of Housing and Community Development’s (“DHCD”) awarding CBI the design contract for the ModPHASE building envelope upgrades, new accessible units, accessibility site improvements and kitchen and bath renovations for the Forestdale developments as the most qualified respondent with a ranking of all applications was analyzed by the Board.

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

RESOLVED AND VOTED: **Resolution No. 2017-05** to determine and find CBI as the most qualified and responsive applicant pursuant to DHCD’s DSC review and ranking of all applications to provide designer services relating to MHA’s Forestdale 667-3 ModPhase Initiative project award in the amount of \$6,695,000, and to authorize the Executive Director to execute DHCD’s Contract for Designer Services and all related documentation with the Firm, and verify this process to DHCD and DSC officials, as required.

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

Nays: None

4. POLICIES

None

5. **CHARITABLE REQUESTS**

None

6. **CORRESPONDENCE AND NEWSLETTERS**

A. **LEO DAUWER AND CO-HOST**

The Board reviewed a flyer from Leo Dauwer regarding the September 2017 Professional Development Conference to be held at Martha's Vineyard.

7. **OPEN DISCUSSION**

A. **MHA – BY-LAWS REVISION**

It was suggested the Board meet only once per month in July and August and to amend MHA's By-laws accordingly.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Mark A. Lawhorne, it was unanimously

VOTED: To approve and amend MHA's By-laws to have one meeting per month in July and August.

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

Nays: None

B. **BOARD MEETING – AUGUST 22, 2017**

The Board discussed the best date in August to meet and August 22, 2017 was selected for the next meeting.

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

VOTED: To approve August 22, 2017 as the next Board meeting date.

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

Nays: None

ADJOURNMENT


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

VOTED: To adjourn

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

Nays: None

Adjourned at 5:17 PM



Frank M. Molis, Secretary