

**MEETING OF THE MALDEN HOUSING AUTHORITY**

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, March 4, 2014 at 5:00 PM at the office of the Authority, 630 Salem Street, Malden, Massachusetts.

COMMISSIONERS     Frank M. Molis, Acting Chairperson, George N.  
PRESENT:             Bayers and Francis C. Boudrow

COMMISSIONERS     Barbara A. Purcell and Joan M. Chiasson  
ABSENT:

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

**1.     APPROVAL OF MINUTES – FEBRUARY 25, 2014**

The Executive Director explained the minutes from the previous meeting were not yet available.

No further action was necessary at this time.

**2.     APPROVAL OF BILLS AND SIGNING OF CHECKS**

The Board reviewed the bills and checks and after due discussion and upon motion duly made by Francis C. Boudrow, and seconded by George N. Bayers, it was unanimously

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

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

Nays: None.

**3.     FINANCIAL MATTERS**

**A.     MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT ("DHCD") AMENDMENT NO. 4 – CAPITAL WORK PLAN  
RESOLUTION 2014 - 01**

The Executive Director explained that the Capital Work Plan 5001, Project 165031 requires a Fourth Amendment to adequately fund the Forestdale deck repairs. The Fourth Amendment increases the funds available by \$444,280 for a new total of \$1,176,249.

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

**RESOLVED AND VOTED:**     **Resolution No. 2014-01** To accept Amendment # 4 to Amended Award Total to \$1,176,249.00, and to authorize and approve Members' and the Executive Director's

execution of the related CFA Amendment documentation and certifications in the form submitted at this meeting and subsequent submission to the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD) for memorialization of the record.

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

Nays: None.

**B. DHCD – L & H CONSTRUCTION, INC. (“L &H ”) – CONTRACT**

The Board reviewed a letter dated February 24, 2014 from DHCD awarding a contract to L & H as the lowest eligible and responsible bidder in the amount of \$485,000 for the concrete deck repair at Forestdale.

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

VOTED: To approve the contract to L & H as the lowest responsive and responsible bidder for the concrete deck repairs at Forestdale in the sum of \$485,000 and authorize the Executive Director to enter into a contract.

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

Nays: None.

**C. DHCD – TARGET CONSTRUCTION, LLC (“TARGET”) – CONTRACT**

A letter dated February 20, 2014 from DHCD awarding a site-repair contract to Target as the lowest eligible and responsible bidder in the sum \$189,023 was studied by the Board.

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

VOTED: To approve and award the site-repair contract to Target as the lowest responsive and responsible bidder in the sum of \$189,023 and authorize the Executive Director authorize the same.

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

Nays: None.

**D. SIEMENS INDUSTRY, INC. ("SIEMENS") – INVOICE**

An invoice dated February 28, 2014 from Siemens in the sum of \$1,094,709.66 under the Energy Performance Contract was scrutinized by the Board.

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

VOTED: To approve payment in the sum of \$1,094,709.66 to Siemens and authorize the Executive Director to requisition said sum from East Boston Savings Bank.

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

Nays: None.

**E. BCM CONTROLS CORPORATION ("BCM") – INVOICES (2)**

The Board perused two (2) invoices from BCM, both dated February 27, 2014 for security engineering with the first invoice in the amount of \$2,856 for at 630 Salem Street and the second invoice in the sum of \$715.20 for 120 Mountain Avenue.

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 a total payment of \$3,571.20 to BCM for security engineering at 630 Salem Street and 120 Mountain Avenue.

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

Nays: None.

**F. MASSACHUSETTS NATIONAL ASSOCIATION OF THE HOUSING AND REDEVELOPMENT OFFICIALS INSURANCE GROUP, INC. ("MASS/NAHRO") – INVOICE**

An invoice dated February 24, 2014 for workers' compensation insurance from Mass/NAHRO in the sum of \$149,767 was considered by the Board.

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

VOTED: To approve and authorize payment to Mass/NAHRO Insurance Group, Inc. in the sum of \$149,767 for workers' compensation insurance for the period March 27, 2014 through March 27, 2015.

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

Nays: None.

**G. LAMBRIAN CONSTRUCTION CORPORATION ("LAMBRIAN") – CHANGE ORDER**

The Board analyzed Change Order No. 1 from Lambrian dated February 11, 2014 in the total sum of \$87,778.34 and, with an approval of the Change Order, the total contract for Phase II of the accessibility improvements will be \$1,074,778.

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 Change Order No. 1 from Lambrian in the total sum of \$87,778.34 for Phase II of the accessibility improvements.

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

Nays: None.

**H. CARDNO ATC ("CARDNO") – INVOICE**

The Board reviewed an invoice from Cardno dated February 26, 2014 in the sum of \$9,488 for asbestos monitoring and testing for the accessibility improvements at 630 Salem Street.

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

VOTED: To approve and authorize payment in the sum of \$9,488 to Cardno for asbestos monitoring and testing at 630 Salem Street.

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

Nays: None.

**I. DIANE COHEN – INVOICE**

An invoice dated February 28, 2014 from Diane Cohen for consulting services as MHA's hearing officer in the sum of \$1,400 was studied by the Board.

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

VOTED: To approve and authorize payment to Diane Cohen for consulting services in the sum of \$1,400.

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

Nays: None.

**J. MALDEN POLICE DEPARTMENT – INVOICE**

The Board examined Invoice No. 9043 dated March 3, 2014 in the sum of \$1,316 for police details at Newland Street.

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

VOTED: To approve and authorize payment to the Malden Police Department in the sum of \$1,316 for police details at Newland Street.

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

Nays: None.

**K. MYSTIC VALLEY ELDER SERVICES, INC. (“MVES”) – INVOICE**

The Board perused an invoice dated March 3, 2014 for resident service coordinator services for the month of February 2014 in the sum of \$12,720.33 from MVES.

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 to MVES in the sum of \$12,720.33 for resident service coordinators.

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

Nays: None.

**4. CHARITABLE REQUESTS**

None.

**5. CORRESPONDENCE AND NEWSLETTERS**

None.

**6. OPEN DISCUSSION**

None.

**ADJOURNMENT**

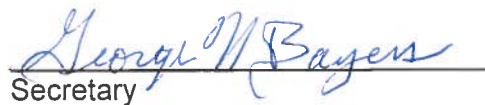
After due discussion and upon motion duly made by Francis C. Boudrow and seconded by George N. Bayers, it was unanimously

VOTED: To adjourn.

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

Nays: None.

Adjourned at 5:45 PM

  
Secretary