

**MEETING OF THE MALDEN HOUSING AUTHORITY**

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, May 26, 2015 at 5:10 PM at the office of the Authority, 630 Salem Street, Malden, Massachusetts.

**COMMISSIONERS**

**PRESENT:** Frank M. Molis, Chairperson, George N. Bayers, Francis C. Boudrow and Joan M. Chiasson

**COMMISSIONERS**

**ABSENT:** Barbara A. Purcell

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

**1. APPROVAL OF MINUTES – MAY 12, 2015**

The minutes from the meeting of May 12, 2015 were not yet available for review.

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. MALDEN POLICE DEPARTMENT – INVOICES (2)**

Two (2) invoices from the Malden Police Department dated May 11, 2015 (No. 11209) in the sum of \$564 and dated May 15, 2015 (No. 11219) in the sum of \$188 for police details at Newland Street and 630 Salem Street were considered 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 to the Malden Police Department for police details in the total sum of \$752.

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

**Nays:** None.

**B. JAMES M. HENNESSEY – INVOICES (2)**

The Board reviewed two invoices dated May 12, 2015 from James H. Hennessey, the first revised invoice was for consultant services for inspections at various MHA Developments in the amount of \$3,712.50 and the second invoice was for hearing officer services in the sum of \$400.

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 James M. Hennessey in the total sum of \$4,112.50 for consultant services.

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

Nays: None.

**C. MYSTIC VALLEY ELDER SERVICES – (“MVES”) – INVOICES (2)**

Two (2) invoices dated May 13, 2015 in the sum of \$13,107.35 from MVES for resident service coordinators at the various developments for the month of April 2015 and in the sum of \$39.97 for coverage of a Forestdale event on April 29, 2015 were scrutinized by the Board.

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 MVES in the sum of \$13,107.35 for resident service coordinators and the sum of \$39.97 for coverage of a Forestdale event.

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

Nays: None.

**D. L & H CONSTRUCTION, INC. (“L&H”) – INVOICE AND CERTIFICATE OF FINAL COMPLETION**

The Board analyzed an invoice dated May 18, 2015 from L&H requesting final payment in the sum of \$28,745 and the Certificate of Final Completion for the concrete deck repairs at Forestdale which will be submitted to the Massachusetts Department of Housing and Community Development (“DHCD”) for reimbursement.

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

VOTED: To approve and authorize final payment to L&H in the sum of \$28,745 and execution of the Certificate of Final Completion for concrete deck repairs at Forestdale and submit the same to DHCD for reimbursement.

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

Nays: None.

**E. SECURITY SERVICE AGREEMENTS (4) – BCM CONTROLS CORPORATION**

Edward F. Fahey, Procurement & Modernization Director presented Security Service Agreements from BCM Controls Corporation for the period June 1, 2015 through May 31, 2016, including maintenance of the fob key system and security cameras for the following sites:

89 Pearl Street	\$ 8,476
120 Mountain Avenue	13,230
312 Bryant Street	7,176
630 Salem Street	<u>13,884</u>
TOTAL	\$42,766

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 2015-2016 Security Service Agreements listed above and payment in the total sum of \$42,766 to BCM Controls Corporation.

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

Nays: None.

**F. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) – MOVING EXPENSES – RELOCATION (504 ACCESSIBILITY PROJECT)**

The Board reviewed three (3) HUD Residential Claim forms submitted by MHA tenants in the sums of \$1,000 each for moving expenses as part of the Newland Street 504 Accessibility Project, to be paid with from the Capital Fund.

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 from the Capital Fund to three (3) tenants in the sums of \$1,000 each for moving expenses as part of the Newland Street 504 Accessibility Project.

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

Nays: None.

4. **POLICIES**

None

5. **CHARITABLE REQUESTS**

A. **HOUSING FAMILIES INC. ("HFI") – BACKPACK DRIVE**

The Board studied a solicitation from HFI for their annual Backpack Drive in preparation for the next school year.

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 a donation of \$200 to HFI for its annual Backpack Drive.

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

Nays: None.

6. **CORRESPONDENCE AND NEWSLETTERS**

A. **MHA LOGO**

The Executive Director discussed a request made by the Philadelphia Housing Authority ("PHA") to use the MHA logo as PHA's cooperative partner in its presentation for a networking event entitled, "Doing Business with PHA".

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 PHA to use the MHA logo in its presentation for a networking event entitled, "Doing Business with PHA".

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

Nays: None.

B. **NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS ("NAHRO") – 2015 SUMMER CONFERENCE**

A flyer for the NAHRO 2015 Summer Conference to be held in Austin, TX from July 30, 2015 to August 1, 2015 was distributed to 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 appropriate staff and Commissioners to attend the NAHRO 2015 Summer Conference in Austin, TX.

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

Nays: 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, Francis C. Boudrow and Joan M. Chiasson.

Nays: None.

Adjourned at 5:25 PM

  
Francis C. Boudrow, Secretary