

**MEETING OF THE MALDEN HOUSING AUTHORITY**

The regular meeting of the Malden Housing Authority ("MHA") was held on Tuesday, October 22, 2013 at 5:00 PM at the Linden Community Room of the Authority, 74 Wescott Street, Malden, Massachusetts.

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

MHA STAFF             Stephen G. Finn, Deborah Lungo and Thomas P.  
PRESENT:             Callaghan, Jr.

ALSO PRESENT:     Karen Hayes, Mayor's Office, C. Henry Kezer, Laura  
                           Hodgin, Tanisha Wilson, Nathaniel Singleton, Aleshia  
                           Lewis, Melissa Rodenmacher, Thomas Semeta and  
                           Cliff Simmonds.

**1. AGASSIZ VILLAGE PRESENTATION**

Thomas Semeta and Cliff Simmonds from Agassiz Village offered a short slide shown on the camp. Adelaide Breed Bayrd Foundation provided 25 scholarships to Agassiz last year for the children of MHA tenants.

Melissa Rodenmacher, MHA tenant, provided an enthusiastic endorsement of the positive impact the camp has had on her daughter and son.

Hank Kezer of the Adelaide Breed Bayrd Foundation reinforced the Foundation's support for the program and partnership with MHA.

No further action was necessary at this time.

**2. ELECTION OF OFFICERS**

The Executive Director reminded the Board that the first meeting in October was the customary time for the election of officers, but that same had been delayed due to the MHA's EPC Loan closing. After due discussion and upon motion duly made by Frank M. Molis and seconded by Frances C. Boudrow, it was unanimously

VOTED:             To elect a slate of officers as follows:

Barbara A. Purcell, Chairperson  
Frank M. Molis, Vice Chairperson  
George N. Bayers, Secretary  
Francis C. Boudrow, Treasurer  
Joan M. Chiasson, Assistant Treasurer

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

Nays:     None.

Barbara A. Purcell assumed the Chair.

**3. APPROVAL OF MINUTES – SEPTEMBER 24, 2013 AND OCTOBER 8, 2013**

The minutes of September 24, 2013 and October 8, 2013 were reviewed by the Board and 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 minutes of September 24, 2013 and October 8, 2013 as submitted.

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

Nays: None.

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

There were no bills or signing of checks.

No further action was necessary at this time.

**5. FINANCIAL MATTERS**

**A. URBAN AIR – INVOICE**

The Board reviewed an invoice dated October 16, 2013 from Urban Air in the sum of \$2,100 for information technology ("IT") consultant services.

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

VOTED: To authorize and approve payment to Urban Air in the sum of \$2,100 for IT services.

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

Nays: None.

**B. ROCA INC. ("ROCA") – INVOICES (2)**

Two (2) invoices from Roca both dated September 30, 2013 were presented to the Board. The first was in the sum of \$900.24 for monthly maintenance services. The second invoice was for painting at 557 Pleasant Street in the sum of \$2,345. It was noted that the invoice for painting at Pleasant Street had a typographical error which must be corrected prior to payment.

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

VOTED: To authorize and approve the payment to Roca in the sum of \$2,345 for painting, subject to the correction of the invoice.

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

Nays: None.

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

VOTED: To authorize and approve the payment to Roca in the sum of \$900.24 for monthly maintenance services.

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

Nays: None.

**C. MALDEN YMCA – INVOICES (2)**

The Board studied two (2) invoices from the Malden YMCA for the Newland Street After School and Summer programs. The first dated July 31, 2013 in the sum of \$2,635.94 and the second dated August 31, 2013 in the sum of \$2,755.02

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 to the Malden YMCA in the sum of \$2,635.94 for the July 31, 2013 invoice.

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

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

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

VOTED: To authorize and approve payment to the Malden YMCA in the sum of \$2,755.02 for the August 31, 2013 invoice.

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

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

**D. S. I. SERVICES, INC. – CONTRACT**

The Executive Director presented a contract from S. I. Services, Inc. for the roof replacement at 14-16 Clement Street.

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

VOTED: To authorize and approve the Executive Director to sign the contract with S. I. Services, Inc. in the sum of \$35,600 for Clement Street roof replacement.

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

Nays: None.

**6. CHARITABLE REQUESTS**

**A. 89 PEARL STREET 30<sup>TH</sup> ANNIVERSARY CELEBRATION**

The Board was reminded that the 30<sup>th</sup> Anniversary Celebration will take place on Thursday, October 24, 2013 at 3:00 PM.

No further action was necessary at this time.

**B. MALDEN ROTARY CLUB**

The Board considered a solicitation from the Malden Rotary Club for the "Service Above Self" awards banquet.

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

VOTED: To authorize and approve any Commissioner attending the Malden Rotary Club awards banquet at the sum of \$50 each.

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

Nays: None.

**7. CORRESPONDENCE AND NEWSLETTERS**

The Board received the following:

- NAHRO News;
- NERC Journal;
- NAHRO Montitor; and
- 2013 Public Housing Investment Update

8. OPEN DISCUSSION

A. MHA – MASSDEVELOPMENT BOND ISSUE

The Executive Director informed the Board of the successful closing of the MHA's MassDevelopment Bond issue in the sum of \$11, 268, 000 to fund the Energy Performance Contract with Siemens Industry, Inc.

ADJOURNMENT

After due discussion and upon motion duly made by Frank M. Molis and seconded by Francis C. Boudrow, 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 6:45 PM

  
Secretary