

MARSHFIELD HOUSING AUTHORITY
17 TEA ROCK GARDENS
MARSHFIELD, MA 02050
BOARD OF COMMISSIONERS MEETING, January 8, 2024 5:00PM

A Regular Meeting of the Marshfield Housing Authority was duly called and held on Monday, January 8, 2024, at 5:00 p.m. prior to the roll call, Commissioner Richardson announced that the meeting was being videotaped and recorded. Upon a call of the roll, the following Commissioners were found Present and Absent:

<u>Present</u>	<u>Absent</u>
Kerry Richardson	Helen Bennett
Cecilia Delgadillo-Calbimonte	
Joseph Pecevich	

Approval of Minutes of the December 5, 2023, Regular Board Meeting

Commissioner Delgadillo made a motion, seconded by Commissioner Daley, to approve the Minutes of the December 5, 2023, Regular Board Meeting. The motion passed unanimously.

Tenant's Association

Helen Bennett asked Colleen Whalen to report on her behalf. The Tenant's Association held the Christmas Party with donated dinner from St. Christine's. Helen thanks Santa and Santa's Elf, and all those that helped out. It was very well received by the tenants that attended.

A tenant asked about the status of refrigerators and Mr. Marathas explained that the grant has been submitted, and we are awaiting the decision.

Tenant Donald Clark asked to be recognized to read a prepared statement. Commissioner Richardson asked the statement be recorded into the minutes. The statement is as follows:

"Mr. Pecevich you publicly stated that sometime between the hours of the last board meeting on December 5th and the morning of December 6th that 4 lug nuts were removed from your tire. You further stated that you observed suspicious activity at the last board meeting. Can you please specify the suspicious activity you observed as this affects the community as a whole. Did you report this to any of your fellow board members or the management of Marshfield Housing Authority? Have you received any updates from the Marshfield Police Department? ~ Respectfully, Tenants of Tea Rock Gardens"

Commissioner Richardson asked Commissioner Pecevich if he would like to comment. Commissioner Pecevich replied that he had no comment as this was a police matter and that anyone can get a copy of the police report.

Tenant Robin Dunn further asked Commissioner Pecevich to share more information as any possible issue on the property directly affects the residents. Commissioner Pecevich declined to comment, referring her to the police department for the police report. Tenant Connie Hilman further expressed interest in understanding the situation and wanted to reinforce the point that this was a serious matter that affected the residents.

Commissioner Pecevich made a motion, seconded by Commissioner Delgadillo, to approve the Accounts Payable for the month of November, check numbers 15661-15715, totaling \$156,029.19. The motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Daley to approve and authorize the Executive Director to purchase a 2024 GMC Sierra 2500 4WD Regular Cab pick up truck with snowplow. The truck will be purchased from Quirk Buick GMC of Braintree. The total cost of the truck is \$61,364. The truck will be purchased through the Municipal Financing Plan with three (3) equal payments annually. The motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Delgadillo to approve the fiscal year 2024 budget for the 400-1 program with revenues of \$859,445 and total expenses of \$956,895, thereby requesting a subsidy of \$248,734. Further, the Executive Director's salary is zero. Commissioner Delgadillo asked what the acronym "PILOT" stood for and Mr. Marathas answered, Payment in Lieu of Taxes. With no further discussion, the motion passed unanimously.

Commissioner Delgadillo made a motion, seconded by Commissioner Daly to approve the fiscal year 2024 budget for the MRVP Program with revenue of \$12,600 and total expenses of \$9,853 thereby requesting a subsidy of zero. Further, the Executive Director's salary is zero. The motion passed unanimously.

Discussion Item #1

Discussion and review of other Housing Authority Bylaws and/or Templates and Marshfield Housing Authority Bylaws to determine if MHA will adopt and/or modify the MHA bylaws. Potential vote on Bylaws.

Discussion on this item was tabled as Commissioner Pecevich did not receive the email sent to the Board of Commissioners with various samples of bylaws. Mr. Pecevich requested that those documents be mailed to him.

Discussion Item #2

Discussion on whether any Commissioner wishes to suggest modifications to any MHA Policies based on discussion during December 2023 meeting.

Commissioner Pecevich asked for clarification on some of the policies and Mr. Marathas answered. It was agreed by all Commissioners that it was not necessary to review any of the policies.

Discussion Item #3

Discussion and potential Vote of the Reorganization of the MHA BOC

- a. Chairperson
- b. Vice Chairperson
- c. Treasurer
- d. Assistant Treasurer
- e. Secretary

Discussion on this item was tabled, until which time the MHA bylaws have been reviewed and after the May election.

Update on new LHA Mandatory Board Member Training

Mr. Marathas reported that although the State sent out the email to all Board members, the link was not working and he had no additional update.

Discussion Item #4

Discussion and review of 2024 Performance Management Review (PMR) by EOHLC and potential response to the PMR.

It was discussed that there is no requirement or expectation for the Board to respond.

Old/New Business

Commissioner Pecevich presented an email that was discussed at the previous Board meeting, from Kathleen Maresco to Brian Willer of Federated Hermes, dated August 22, 2023, where it is stated that there was a merger between the Housing Partnership and the Housing Authority. After reading the email, Commissioner Richardson again, assured the residents that there was no merger between the Housing Authority and any town board. Commissioner Richardson further stated that the merger was the Housing Partnership and the Housing Trust – not the Housing Authority. He will address the matter with the Housing Trust accordingly.

There was no new business.

Any other business not anticipated by the Chairperson 48 hours in advance of the posted meeting

There was no business not anticipated by the Chairperson 48 hours in advance of the posted meeting.

Executive Director's Report

Mr. Marathas reported on the following:

- Boiler and hot water system replaced at 6 Anderson through grant funds
- PERC has been completed for preparing Septic system
- 2024 Capital Plan is being worked on
- Greater Boston Food Bank delivery
- 305 Webster Street suffered damages from last storm with a tree going through the roof. This is an insurance claim as damages are well over \$100,000. A huge shout out to John who was able to remove trees, and temporarily repair the roof to avoid further damage to unit.
- Generators are in design
- St. Christines provided holiday dinners to Tea Rock Tenants
- Gerards Turkey Farm provided holiday dinners to Grace Ryder tenants
- Prepared for snow removal

There being no further business, Commissioner Richardson made a motion, seconded by Commissioner Daley to adjourn. The motion passed unanimously, and the meeting adjourned at 6:02 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director