

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

A Regular Meeting of the Marshfield Housing Authority was duly called and held on Tuesday, March 5, 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	
Cecilia Delgadillo-Calbimonte	
Joseph Pecevich	
John Daley	
Helen Bennett	

Approval of Minutes of the February 6, 2024, Regular Board Meeting

Commissioner Delgadillo made a motion, seconded by Commissioner Daley, to approve the Minutes of the February 8, 2024, Regular Board Meeting, as amended. Upon a call of the roll, the motion passed unanimously.

Tenant's Association

Helen Bennett reported that Bingo attendance is up, there were 13 people there which is nice to see. A 50/50 drawing was held to add a little to the funds. The MHA meeting and celebration held by the authority was great and the association thanks the authority.

Mr. Donald Clark addressed the Board in a written statement. Commissioner Richardson asked that the statement be included in the minutes as follows:

“Commissioner Pecevich nobody disputes your right to free speech but I object to outright lies. On your February 28th podcast you came out and once again accused the residents of having fabricated a lie about what you said and what was played to the select board at your hearing on August 31st 2023. You claimed the video clip that was played isn't what you said but in fact its exactly what you said. You claimed some people in public housing are “so called disabled” and “a lot of them are worth a lot of money but claim they have no money as long as you don't count their lottery tickets. Would you like me to play the clip?”

“I would also like to clarify your conspiracy theory that the residents were incited to start the petition to have you removed from the MHA Board of Commissioners. I along with another resident started the petition on our own after viewing your outrageous comments made on your public podcasts and the law problems you had involving dressing up as a terrorist and causing Marshfield Public Schools to be locked down. This is the reason that we the resident started the petition its totally untrue that we were incited by anybody.

“I also find it very disturbing that you would publicly tell an unnamed board member to “screw you” twice on your latest podcast. This is very unprofessional conduct for a commissioner on the MHA Board of Commissioners.

“My understanding as a Commissioner on the Marshfield Housing Authority you should be working with your fellow board members and the Executive Director to sort out any issues not to be publicly bashing the residents, your fellow board members and the Executive Director. I personally find your conduct disturbing and unprofessional. Respectfully, Donald Clark.”

Commissioner Richardson asked Commissioner Pecevich if he would like to respond. Commissioner Pecevich replied “No”.

Commissioner Daley made a motion, seconded by Commissioner Bennett, to approve the Accounts Payable for the month of February, check numbers 15735-15739, totaling \$50,141.82. Upon a call of the roll, the motion passed unanimously.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo, to approve and authorize the Executive Director to enter into a contract with Shell Energy for the purpose of supplying electricity for a rate of .11 for a period of 3 years beginning on July 1, 2024. Upon a call of the roll, the motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Bennett to cancel the July 2024 Board of Commissioners meeting. Upon a call of the roll, the motion passed unanimously.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo to move the June 2024 Board of Commissioners meeting to Grace Ryder, a bus will be provided to Tea Rock Residents if needed. Upon a call of the roll, the motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Bennett, to alter the dates of the management contract between Marshfield Housing Authority and Quincy Housing Authority. The five-year contract is in full force and at the request of EOHLC the end date is requested to run concurrently with the year end for the agency. The new date would be June 30, 2026. Upon approval the current contract would be altered to include the new end date. Upon a call of the roll the motion passed 4-0, with Commissioner Pecevich abstaining.

Old/New Business

There was no new business.

Old Business

Commissioner Pecevich requested an update on the Webster Street property. Mr. Marathas explained that this is an insurance matter and the State assigns the contractor. Asbestos was found in the walls, joint compound etc, and needed abatement that halted all work.

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

Before Mr. Marathas presented his report, Commissioner Richardson wanted to acknowledge that Commissioner Pecevich had wanted a discussion of hiring employees placed on the agenda and Commissioner Richardson felt it would be more appropriate for Commissioner Pecevich to sit with the Executive Director to discuss. Mr. Marathas did answer a few general questions about hiring practices, such as local advertising for the position and proper vetting.

Mr. Marathas continued with his report as follows:

The Public Hearing for the Marshfield Annual Plan will be on April 2, 2024 at 5:00pm at the beginning of the Board of Commissioners meeting

- The primary subsidy agreement has been provided to Commissioner Pecevich
- Kick off meeting for Septic Repair will be scheduled for Tea Rock project
- Grasshopper was repaired and up and running
- Insulation project completed
- New truck was delivered and is getting signage and logo
- Valentines' celebration for the tenants
- Tenant meeting and acknowledgement of Ernie Hanson's retirement
- New uniforms
- Grace Ryder cupola project would be a great CPC project, application

Prior to the end of the meeting, Commissioner Richardson asked if any other tenants had comments or questions and the refrigerator project was discussed. Residents wanted to know if the new fridge was theirs or does the housing authority own them. Mr. Marathas said he would look into that matter.

There being no further business, Commissioner Bennett made a motion, seconded by Commissioner Daley adjourn. After the roll was called, the motion passed unanimously, and the meeting adjourned at 5:52 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director