

**MARSHFIELD HOUSING AUTHORITY**  
**17 TEA ROCK GARDENS**  
**MARSHFIELD, MA 02050**  
**BOARD OF COMMISSIONERS MEETING, April 2, 2024, 5:00PM**

A Regular Meeting and the Public Hearing to review the Authority's Proposed Annual Plan for Fiscal Year 2025 of the Marshfield Housing Authority was duly called and held on Tuesday, April 2, 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:

Present

Kerry Richardson  
Cecilia Delgadillo-Calbimonte  
Joseph Pecevich  
John Daley  
Helen Bennett

Absent

**Approval of Minutes of the March 5, 2024, Regular Board Meeting**

Commissioner Bennett made a motion, seconded by Commissioner Daley, to approve the Minutes of the March 5, 2024, Regular Board Meeting, as amended. Upon a call of the roll, the motion passed unanimously.

**Tenant's Association**

Helen Bennett reported that the Association with St. Christine's and the Kof C supplied Easter dinners to the residents and there were 40-50 meals. The Association helped with the coloring of eggs for the kids and it was lots of fun. The regular Tenant's Association meeting had to be changed to Saturday instead of Friday due to a medical appointment the President has to attend.

**Public Hearing of the Marshfield Housing Authority Fiscal Year 2024 Annual Plan which includes the Fiscal Year 2025 Capital Improvement Plan.**

Commissioner Richardson opened this portion of the meeting by reading the Public Hearing Notice. Following the reading of the notice, Commissioner Richardson reviewed each section of the Plan and asked if there were any comments or questions before moving on to the next section.

Items discussed and /or questions asked:

- Minor corrections of typo errors
- Explanation of Extraordinary Maintenance - example provided is a vacant unit that you think is a routine turnover and once in the unit needs extensive work
- Exterior lighting was pushed out to 2028 – this was done due to priorities of needs of the agency – and if able to as projects end, it can be moved up in the pipeline – these are all projections
- Where does creating more housing land in the document? – It was explained again that Massachusetts State Funded Housing cannot add units to its inventory. It is a law. The only way to do so would be to create a nonprofit entity, and even if there was one, that would not belong in the annual plan.

- Concern for why the survey is from 2019 and not more recent – it was explained that the State initiates the survey and reports results and it's not done every year. The tenants present said that they did receive a survey this year.
- Commissioner Pecevich asked where the Septic System project at Grace Ryder fell on the plan and why there was no money assigned to the project and it was explained that it had not been designed as yet. He then asked for a breakdown of all the money that has been spent on the Septic System at Grace Ryder. Mr. Marathas will provide that to him.
- Commissioner Richardson commented that he was proud of the Quincy Housing Authority and its staff and all that has been accomplished and how well it's performing.

Commissioner Richardson asked if there were any other comments or questions and hearing none, the meeting resumed.

Commissioner Daley made a motion, seconded by Commissioner Bennett to approve the Marshfield Housing Authority Fiscal Year 2025 Capital Improvement Plan and to authorize the Executive Director to submit it to EOHLIC for State approval, as amended. Upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich voting no.

Commissioner Daley made a motion, seconded by Commissioner Delgadillo to approve the Marshfield Housing Authority Fiscal year 2024 Annual Plan which includes the Fiscal Year 2025 Capital Improvement Plan, as amended. Upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich voting no.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo to, in the interest of time, table the review of the Marshfield Housing Authority By-laws, other Housing Authority By-Laws and potential vote on Marshfield Housing Authority. Upon a call of the roll, the motion passed unanimously.

### **Old/New Business**

There was no new or old business.

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

Commissioner Richardson informed the Board he received a request from EOHLIC to approve Amendment #13 of the Contract for Financial Assistance (CFA) 5001 in the amount of \$354,479.00 which extends the capital plan contract to June 30, 2027. Commissioner Richardson attempted to place the item on the agenda, however the agenda and board packet had already been assembled.

Commissioner Richardson informed the Board members that he would be asking for a motion to accept this Amendment at the Board meeting under "Any other business not anticipated by the Chairperson 48 hours in advance of the posted meeting".

Commissioner Richardson made a motion, seconded by Commissioner Delgadillo to accept and approve Amendment #13 of the Contract for Financial Assistance (CFA) 5001 which extends the capital plan to June 30, 2027. Upon a call of the roll, the motion passed 4-1 with Commissioner Pecevich voting no.

### **Executive Director's Report**

Mr. Marathas reported the following:

- New truck delivered and lettered
- Preconstruction meeting on sewer connection at Tea Rock Gardens was held

- New laborer was hired – Scott Wager – fitting in nicely
- The was an eviction
- New uniforms have been delivered
- Working with the Board of Health on septic at Grace Ryder
- There was a blood pressure clinic
- Coffee hour was held
- Easter meals delivered
- Egg decorating for kids
- Walking club will begin
- Opening Day of Baseball celebration
- New tenant brochure
- RSC training

Mr. Marathas announced that just today, the MHA received the award for new refrigerators. They will be the property of the Marshfield Housing Authority. If you want to keep your current refrigerator you can do so. No timeline as yet on when they will be delivered.

Resident questions/comments:

- A resident asked about the sewer connection construction and wanted to know if emergency services would have access. Mr. Marathas assured him that they would.
- A resident asked about the septic failure at Grace Ryder and Mr. Marathas assured him that the system is being monitored carefully and we are working with the Board of Health and EOHLIC to move the project along.
- A resident asked about having fire drills at Grace Ryder and Mr. Marathas will contact the Fire Department.
- A resident asked about power washing the buildings and Mr. Marathas explained that it was tried and it doesn't remove the staining.
- Helen Bennett wanted to add to the Tenant Association report that Robin Dunn is starting her garden and providing seedlings to Grace Ryder garden.

Commissioner Richardson asked again if there were any questions or comments on the Annual Plan and hearing none, and there being no further business, Commissioner Daley made a motion, seconded by Commissioner Delgadillo to adjourn. After the roll was called, the motion passed unanimously, and the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Colleen M. Whalen  
Assistant Executive Director