

**MARSHFIELD HOUSING AUTHORITY
17 TEA ROCK GARDENS
MARSHFIELD, MA 02050
BOARD OF COMMISSIONERS MEETING, November 4, 2024**

A Regular Meeting of the Marshfield Housing Authority Board of Commissioners was held on November 4, 2024. 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

Commissioner Richardson announced that there were several motions on the agenda that were re-votes due to the fact that the Town of Marshfield had a problem with posting agendas with the time and date stamp and there was a fear that the previous votes would be voided.

Commissioner Delgadillo made a motion, seconded by Commissioner Bennett, to approve the amended minutes of the May 13, 2024, Regular Board Meeting. Upon a call of the roll, the motion passed unanimously, 5-0.

Commissioner Daley made a motion, seconded by Commissioner Bennett, to approve the amended minutes of the May 22, 2024, Special Board Meeting. Upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich abstaining.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo to approve the amended minutes of the June 4, 2024, Regular Board Meeting. Upon a call of the roll, the motion passed unanimously, 5-0.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo to approve the amended minutes of the September 3, 2024, Regular Board Meeting. Upon a call of the roll, the motion passed unanimously, 5-0.

Commissioner Richardson made a motion, seconded by Commissioner Daley, to approve the accounts payable, as presented, pages 1-8 totaling \$120,063.75. Upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich abstaining.

Commissioner Delgadillo made a motion, seconded by Commissioner Daley to approve the September payables, check #16141-16188 totaling \$24,463.46. Upon a call of the roll, the motion passed unanimously, 5-0.

Commissioner Daley made a motion, seconded by Commissioner Bennett to approve October payables, check #16189-16235 totaling \$399,054.08. Upon a call of the roll, the motion passed unanimously, 5-0.

A revote of the Officers was conducted by Assistant Executive Director, Colleen Whalen:

Kerry Richardson's name was placed in nomination for Chairperson. Upon a call of the roll, Commissioner Richardson was elected Chairperson by a vote of 4-1 with Commissioner Pecevich abstaining.

John Daley's name was placed in nomination for Vice Chairperson. Upon a call of the roll, Commissioner Daley was elected Vice Chairperson by a vote of 5-0.

Helen Bennett's name was placed in nomination for Treasurer. Upon a call of the roll, Commissioner Bennett was elected Treasurer by a vote of 4-1, with Commissioner Pecevich abstaining.

Cecilia Delgadillo's name was placed in nomination for Assistant Treasurer. Upon a call of the roll, Commissioner Delgadillo was elected Assistant Treasurer by a vote of 4-1, with Commissioner Pecevich abstaining.

The meeting was turned back over to the Chairman to continue with a revote of the next four items.

Commissioner Daley made a motion, seconded by Commissioner Bennett to approve and authorize the Executive Director to execute Amendment #14 to the Contract for Financial Assistance 5001, for Formular Funding between the Commonwealth of Massachusetts Executive Office of Housing and Liveable Communities and the Marshfield Housing Authority. This award is for the 667-2 Grace Ryder Septic system replacement (\$490,722.50) and for the installation of two generator systems at 667-1 and 667-2 (\$222,665.00). The amendment will result in an award of \$718,387.50, the source of funding is EOHLC Emergency Reserve Award funding for both projects. Upon a call of the roll, the motion passed 4-1 with Commissioner Pecevich abstaining.

Commissioner Daley made a motion, seconded by Commissioner Delgadillo to authorize the Executive Director to enter into a contract with Systems Electrical Services, Inc. of Wesley Street, Chelsea, MA for installation of generators at Grace Ryder and Tea Rock Gardens in the amount of \$335,560.00. Base bid \$261,800 and alternate bid #1 for \$72,760 pending preference approval from EOHLC. Upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich abstaining.

Commissioner Bennett made a motion, seconded by Commissioner Daley to express the Board of Commissioner's support of the Executive Director. Upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich abstaining.

Commissioner Bennett made a motion, seconded by Commissioner Daley to approve Change Order No. 2 to the contract with Speakman Excavating, Inc., in the amount of \$4,856.72 for repair of a water main break which occurred on 7/11/24 on the Tea Rock Gardens Septic Replacement project. The change will result in an increase of \$4,856.72 to the contract amount and no extension to the contract time. Upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich abstaining.

Tenant's Association

Helen Bennett reported the Association is continuing breakfasts and bingo. St. Christine's Church and Knights of Columbus are providing box dinners on the day before Thanksgiving. The social fund is accumulating money. They are having a New Year's Day breakfast.

Old/New Business

None

Executive Director's Report

Mr. John Murray, Director of Finance for QHA reported on behalf of Mr. Marathas, the following:

A statement was read regarding public participation at the Board Meetings that Commissioner Richardson was supplied with from Mass Nahro. Commissioner Pecevich expressed concerns about the statement indicating he felt it was a policy and should be voted on. Commissioner Richardson said he would take Commissioner Pecevich's concerns under advisement.

Mr. Murray went on to report:

- Greater Boston Food Delivery
- Shed has been painted
- 13B, 2B and GR33 vacancies have been completed
- Tea Rock Septic completed
- Grace Ryder septic waiting on board and switch
- Casewell Street project underway
- Fall cleanup in progress
- Several new vacancies
- Blood Pressure clinics once a month by MFD
- Emergency Preparedness presentation conducted by MPD
- Fall Fest was a success
- Trip to Plymouth on December 15th
- Capital project for upgrading emergency lighting project at Tea Rock and Grace Ryder begins
- Engineer had a site visit to review the Federal Pacific Panel project
- Kick off meeting for the envelope project at 231 Casewell Street and 625 Ocean Street
- Tenant cookout was held
- Tenant corn hole competition was held
- Coffee hour and family feud competition
- Ice cream socials held at both Tea Rock and Grace Ryder
- Community Garden Harvest was a huge success this year, thank you Robin Dunn
- Fall community get together being held September 26th
- Walking group resumes every Friday

Commissioner Richardson led a discussion about the Building Department fee waivers. Ms. Whalen clarified that she contacted the Town Manager and the Housing Authority was not responsible for that item being on the Select Board agenda and the Housing Authority did not make such a request.

Commissioner Richardson reported that he attended the September 9th meeting a Mass Nahro and received his award. He had wished to speak and was not allowed to but would have said that he thanked QHA for being allowed to receive this award and that the HA motivates him to work everyday for the HA. He went on to say, he admired the line in the QHA ad book that says "QHA, where tenants come first".

There being no further business, Commissioner Daley made a motion, seconded by Commissioner Bennett to adjourn. After the roll was called, the motion passed unanimously, and the meeting adjourned at 6:06 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director