

MARSHFIELD HOUSING AUTHORITY  
17 TEA ROCK GARDENS  
MARSHFIELD, MA 02050  
BOARD OF COMMISSIONERS' MEETING, April 1, 2025

A Regular Meeting of the Marshfield Housing Authority Board of Commissioners was held on Tuesday, April 1, 2025. The Chairman 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	None
Cecilia Delgadillo-Calbimonte	
Joseph Pecevich	
John Daley	
Helen Bennett	

### **Pledge of Allegiance**

The Pledge of Allegiance was led by Kerry Richardson

### **Approval of Minutes**

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo, to approve the minutes of the March 4, 2025, Regular Board Meeting. The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

### **Tenant Association**

Helen Bennett reported there is a breakfast scheduled for Saturday at 9:30 a.m. due to the previous one being cancelled due to inclement weather.

### **Accounts payable approval**

The Bogan Tree Service invoice was questioned, in which Mr. Murray and Rick Brouillard stated the job was more entailed than originally thought.

A copy of the tree removal invoice will be provided to Helen Bennett.

The Bill from NRG was questioned, and it was explained by Mr. Murray this is a National Grid bill, we pay the power company then we get money off on the bill for solar credits.

An inquiry was made by Commissioner Peceovich regarding Board member Commissioner compensation in which Mr. Murray replied he would look into this and report back to the Board.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo-Calbimonte, to approve the accounts payable and financial reports. The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Peceovich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

### **Public Hearing**

Commissioner Richardson made a motion, seconded by Commissioner Delgadillo-Calbimonte, to start the Public Hearing for the review of the Marshfield Housing Authority's Proposed 2026 Annual Plan (inclusive of the Capital Plan). The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Peceovich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

Chairman Richardson read the notice of public hearing to the board members and the public and continued to read through each page of the Annual Plan.

There were no members of the public present who wished to speak regarding the annual plan, however, the Board has some questions on the financials and CIP, in which Mr. Murray and Mr. Brouillard addressed.

Some of the discussions highlighted are as follows:

Jeanne Phelps will provide a breakdown on MRVP vouchers and breakdown and buildings.

Rich Brouillard will provide 305 Webster backup work up and provide information on heat pump system electrification, once he receives it.

Colleen Whalen will provide tiered maintenance plan for portfolio of all buildings including scattered buildings.

The following motions regarding the public hearing were then made:

Commissioner Richardson made a motion, seconded by Commissioner Delgadillo-Calbimonte, to approve the Marshfield Housing Authority Fiscal Year 2026 Capital Improvement Plan and to authorize the Executive Director to submit it to EOHLC for State approval. (see Capital Improvement Plan within Annual Plan). The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Peceovich, present; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

Commissioner Bennett made a motion, seconded by Commissioner Daley, to approve the Marshfield Housing Authority Fiscal Year 2026 Annual Plan and to authorize the Executive Director to submit it to EOHLC for State approval. The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, present; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

Commissioner Daley made a motion, seconded by Commissioner Bennett, to close the public hearing of the review of the Marshfield Housing Authority's Proposed 2026 annual Plan (including Capital Plan). The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, no; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

The Public Hearing closed at 6:40 p.m.

The Marshfield Housing Authority Regular Board Meeting resumed at 6:40 p.m. with all Commissioners present.

The Board then voted for the following motions:

Commissioner Daley made a motion, seconded by Commissioner Bennett, to approve the Aging in Place (AIP) Award pursuant to Public Housing Notice (PHN) 2024-23 in the amount of \$19,400.00. An amendment to the Contract for Financial Assistance (CFA) will be sent to the Board Chair by EOHLC to execute. Attached is EOHLC Public Housing Notice. The project has been loaded into the Capital Project Management software system Cap Hub and gives a Project Number of 171136. EOHLC award letters are being sent. The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo-Calbimonte, to approve the Formula Funding Award for Fiscal Year 2028 (FY2) in the amount of \$196,957.10. An amendment to the Contract for Financial Assistance (CFA) will be sent to the Board Chair by EOHLC to execute. The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

Commissioner Daley made a motion to approve the EOHLC SUST-FY25 Decarbonization award in the amount of \$36,475.00 for the Air Source Heat Pump Conversion at 305 Webster Street. An amendment to the Contract for Financial Assistance (CFA) will be sent to the Board Chair by EOHLC to execute. The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

Commissioner Bennett made a motion, seconded by Commissioner Daley to approve and authorize the purchase of the new solar blinds previously approved in the extraordinary plan; Home Depot was low bidder at \$3,212.59. The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

Commissioner Bennett made a motion, seconded by Commissioner Daley, to approve and authorize the purchase of outdoor sitting area previously approved in the extraordinary plan, NE outdoor was the low bidder \$21,455.10 The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes

Commissioner Bennett made a motion, seconded by Commissioner Delgadillo-Calbimonte to approve the managed agency report. The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

Mr. Murray read the Executive Director's report provided in the Board package.

There being no further business, Commissioner Bennett made a motion, seconded by Commissioner Daley to adjourn. The vote was as follows: Commissioner Bennett, yes; Commissioner Daley, yes; Commissioner Pecevich, yes; Commissioner Delgadillo-Calbimonte, yes; Commissioner Richardson, yes.

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Jeanne Phelps, Recording Secretary

