

MARSHFIELD HOUSING AUTHORITY
17 TEA ROCK GARDENS
MARSHFIELD, MA 02050
BOARD OF COMMISSIONERS' MEETING, FEBRUARY 3, 2026

A Regular Meeting of the Marshfield Housing Authority Board of Commissioners was rescheduled and held on Tuesday, February 3, 2026. 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:

Present

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

Absent

Pledge of Allegiance

The Pledge of Allegiance was led by Kerry Richardson.

Approval of Minutes

Commissioner Bennett made a motion, seconded by Commissioner Delcadillo, to approve the amended minutes of December 2, 2025, Regular Board Meeting. After discussion, Commissioner Pecevich made a motion to amend the minutes, seconded by Commissioner Daley. Upon a call of the roll, the motion passed unanimously.

Presentation of Fiscal Year 2025-2026 Marshfield Housing Authority Budgets for programs 400-1 and MRVP, by Kim Crow of Fenton & Ewald. The presentation was well received and an opportunity for questions and explanations were afforded the Board members.

Any other business not anticipated by the Chairperson forty-eight hours in advance:

Commissioner Richardson explained that it was not anticipated by the Chairperson forty-eight hours in advance of need to certify the budget submission timely, offered the following two motions after the presentation of the budget.

Commissioner Richardson made a motion, seconded by Commissioner Daley that the Marshfield Housing Authority moved the Operating Budget for State Aided Housing of the MHA Program Number 400-1 for fiscal year ending 6/30/26 showing revenue of \$1,042,438 and total expenses of \$963,629 thereby requesting a subsidy of \$277,321 and further that the Executive Director's

total annual salary of \$0 for FY ending 6/30/26 be submitted to EOHLC (formerly DHCD) for its review and approval. After discussion, the motion passed 4-1, with Commissioner Pecevich voting no.

Commissioner Richardson made a motion, seconded by Commissioner Bennett that the Marshfield Housing Authority moved the Operating Budget for State Aided Housing of the MHA Program Number MRVP for fiscal year ending 6/30/26 showing revenue of \$13,860 and total expenses of \$10,915 thereby requesting a subsidy of \$0 and further that the Executive Director's total annual salary of \$0 for FY ending 6/30/26 be submitted to EOHLC (formerly DHCD) for its review and approval. After discussion, the motion passed 4-1, with Commissioner Pecevich voting no.

Accounts payable approval

Commissioner Pecevich made a motion, seconded by Commissioner Bennett, to approve the accounts payable for December 2025, check numbers #16981-17000 totaling \$51,370.35. Upon a call of the roll, the motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Bennett, to approve the accounts payable for January 2026, check numbers #17001-117057 totaling \$548551.09. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Daley to adopt Marshfield Housing Authority Policy Governing Exterior & Grounds Policy of Leased Premises After discussion and non-substantive minor changes of wording, upon the call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Daley to approve and authorize the Executive Director to execute change order proposal #001 to the contract with Carpenter LLC for project #171134 Building Envelope 305 Webster Street. This change order will amount to a \$4,319.03 increase to the contract cost and a five-day increase in the duration of the contract. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Delgadillo to approve and authorize the Executive Director to execute change order proposal #0002 to the contract with Carpenter LLC for project #171134 Building Envelope 305 Webster Street. This change order will amount to a no cost change to the contract cost and a 118-day increase in the duration of the contract. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Bennett to approve Eversource Energy Invoice for \$3,943.00 for Engineering work associated with the new electrical service feeder from Moraine Street to the transformer behind the community building. After discussion, upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Daley to approve and authorize the Executive Director to Request approval of the Eversource Easement by the Town Select Board. Upon a call of the roll, the motion passed unanimously.

Commissioner Richardson made a motion, seconded by Commissioner Bennett to approve and authorize the Executive Director to execute change order proposal #8 to the contract with Laracy Electrical Contractors, Inc. for project #171110: ARPA Targeted Award: Marshfield Federal Pacific Replacement. This change order will amount to a \$244,189.69 increase to the contract cost and a 240-day increase in the duration of the contract. After discussion, upon a call of the roll, the motion passed 4-1, with Commissioner Pecevich voting no.

Commissioner Richardson made a motion, seconded by Commissioner Daley to approve and authorize the Executive Director to execute order proposal #10 to the contract with Laracy Electrical Contractors, Inc. for project #171110: ARPA Targeted Award: Marshfield Federal Pacific Replacement. This change order will amount to a \$197,592.17 increase to the contract cost and a 180 day increase in the duration of the contract. Upon a call of the roll, the motion passed unanimously.

Managed Agency Report presented by John Murray, Quincy Housing Authority

Mr. Murray read an email sent to Executive Director, James Marathas, from a tenant Annette dated January 29, 2026, as follows:

I would like to take this opportunity to acknowledge to you what an outstanding job John and Scott did before, during and after most recent snowstorm Fern. Their dedication was selfless, even when the snowblower broke down. They spent countless hours of plowing, snow blowing, shoveling, sanding etc., ensuring residents's safety. John assisted so many residents cleaning off their vehicles then removing the snow so they could safely park. These 2 men did a job that was clearly a 4-man job. It is now Thursday and John and Scott are out there preparing for the potential snow storm of Sunday. Removing high snow banks, clearing walkways, etc. They deserve acknowledgment for their hard work.

Mr. Murray continued:

- Vacancies completed 21D, 15C

- Snow removal – large storm
- 305 Webster in progress waiting on stock
- Greater Boston Food Delivery
- Generators Grace Ryder up and running, Tea Rock ready for hook up
- Congregate 2 – flooring completed, 4 bedrooms left in Congregate 1
- Common area flooring in progress, 1 hallway left
- Boilers replaced building 1-19, under warranty
- K9 inspections

Commissioner Richardson made a motion, seconded by Commissioner Delgadillo to accept the Managed Agency report. Commissioner Richardson asked that the Executive Director pass on to John and Scott the Board's thanks for their dedication and hard work on behalf of the tenants. Upon a call of the roll, the motion passed unanimously.

Old/New Business

Old Business:

Commissioner Pecevich asked about the motions from December meeting regarding the process of change orders. Commissioner Richardson explained that by the time a change order reaches the agendas for vote, a number of experts have gone through the change order, unfortunately there are times when one of the parties miss something, therefore the state will assume the cost.

Commissioner Richardson indicated that the HA received unanimous vote regarding the request for funding from the Community Preservation Committee for the establishment of the Marshfield Housing Authority Development Corporation. It will now move to Town Meeting vote. Commissioner Richardson will work with the Executive Director for a one-page outline of what is needed and why for the presentation at Town Meeting.

No New Business

Next meeting will be April 7, 2026.

There being no further business, Commissioner Richardson made a motion, seconded by Commissioner Bennett to adjourn. The motion passed unanimously. The meeting adjourned at 6:56 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director

