MARSHFIELD HOUSING AUTHORITY
17 TEA ROCK GARDENS
MARSHFIELD, MA 02050
BOARD OF COMMISSIONERS' MEETING, JULY 7, 2026

A Regular Meeting of the Marshfield Housing Authority Board of Commissioners was held on Tuesday, July 7, 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	Absent
John Daley	
Kerry Richardson	
Helen Bennett	
Joseph Pecevich	
Cecilia Delgadillo-Calbimonte	

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Delgadillo.

Approval of Minutes

Commissioner Daley made a motion, seconded by Commissioner Bennett, to approve the minutes of June 8, 2026, Regular Board Meeting. After discussion, Commissioner Daley made a motion, seconded by Commissioner Richardson to approve the minutes of the June 8, 2026, Regular Board Meeting as amended. Upon a call of the roll, the motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Richardson to approve the accounts payable, check #17352-17403 in the amount of $90,430.66. After discussion, upon a call of the roll, the motion passed unanimously.

Commissioner Bennett made a motion, seconded by Commissioner Richardson to start the Public Hearing for the review of the Marshfield Housing Authority's Proposed 2027 Annual Plan, including the Capital Plan. The motion passed unanimously.

Commissioner Pecevich made a motion, seconded by Commissioner Daley to waive the reading of the Public Hearing Notice. The motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Richardson to approve the Marshfield Housing Authority's proposed 2027 Annual Plan and authorize the Executive Director to submit to EOHLC for state approval, as presented by Rick Brouillard and Russell Sharpe of QHA and with the non-substantive changes as discussed. Upon a call of the roll, the motion passed unanimously. Of note, there were no questions or comments from the public.

Commissioner Bennett made a motion, seconded by Commissioner Daley to end the Public Hearing for the review of the Marshfield Housing Authority's Proposed 2027 Annual Plan, including the Capital Plan. Upon a call of the roll, the motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Richardson to approve and authorize the Executive Director to execute the Certificate of Substantial Completion (CSC) for Carpenter LLC for State project #171134 – Building envelope at 305 Webster. Upon a call of the roll, the motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Richardson to approve and authorize the Executive Director to execute the Certificate of Final Completion (CFC) for Carpenter LLC for State project #171134 – Building envelope at 305 Webster. Upon a call of the roll, the motion passed unanimously.

Commissioner Daley made a motion, seconded by Commissioner Bennett to authorize the Executive Director to request an easement from the Town to town owned land to erect and maintain a Grace Ryder Development identification sign. Following discussion and upon a call of the roll, the motion passed unanimously.

Tenants Association Report:

Helen Bennett reported on behalf of the Tenants Association that the association is still doing Bingo twice a month, walking group with Katie is on Wednesday mornings, an ice cream social will be scheduled. The Association received an anonymous $100 donation for which they are grateful. Helen, as President of the Association has "Business Hours" for tenants to contact her now, Monday through Fridays 9-5pm. Their Monthly newsletter has been spruced up with the use of seasonal and festive stationary.

Managed Agency Report presented by John Murray, Director of Finance

- Vacancy at 19D is completed
- Ongoing landscaping
- Handicap storm doors were installed
- Water department replacemne tof water meters 1-4,5-8,24,24,28
- Monthly Greater Boston Food Bank delivery
- Residents cookout for the 250th America's Birthday Celebration was a big success
- Completion of 305 Webster Street, painting, kitchen replacement and siding, final clean in progress
- Tea Rock received a donation of fitness equipment

Commissioner Pecevich made a motion, seconded by Commissioner Daley to approve the Managed Agency Report as presented. Following discussion and upon a call of the roll, the motion passed unanimously.

Old/New Business
Old Business:
Commissioner Pecevich questioned the status of the document from last meeting requiring signatures and a notary. Assistant Executive Director Colleen Whalen will inquire and inform the Chair.

New business:
Commissioner Pecevich asked who the donation of furniture and exercise equipment came from. Assistant Executive Director Colleen Whalen will inquire and inform the Chair.

Commissioners Daley, Richardson, Bennett, and Delgadillo expressed thanks to QHA staff for their hard work. Commissioner Delgadillo wanted to express gratitude to James, John, Colleen, Rick and Julie for meeting with her and seeing firsthand how QHA staff is very organized and focus on all projects.

Any other business not anticipated by the Chairperson forty-eight hours in advance:
There was no business not anticipated by the Chairperson.

Next meeting will be October 6, 2026.

There being no further business, Commissioner Bennett made a motion, seconded by Commissioner Daley to adjourn. Upon a call of the roll, the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director