

QUINCY HOUSING AUTHORITY BOARD OF COMMISSIONERS' MEETING

A Regular Meeting of the Quincy Housing Authority was duly called and held on Wednesday, February 19, 2020 at 5:00 p.m. at 80 Clay Street, Quincy, MA 02170 and upon a call of the roll, the following Officers were found Present and Absent:

Present

Josephine Shea
Brian Clifford
Michael Flaherty

Absent

Scott Campbell
Mary Ann Morris

Pledge of Allegiance

The Pledge of Allegiance was led by the Executive Director.

Approval of Minutes of the January 22, 2020 Regular Meeting

Commissioner Shea made a motion, seconded by Commissioner Clifford, to approve the Minutes of the January 22, 2020 Regular Board Meeting. The motion passed unanimously.

Harborview Residents' Committee, Inc.

There was no one from HRCI present this evening.

Residents' Council for Elderly/Disabled Residents of the QHA

Mr. Matta reported that he as well as the other residents feel that the property managers and Richard Wakhweya are all doing an excellent job.

Finance/Leased Housing

Commissioner Shea made a motion, seconded by Commissioner Clifford, to award a 36 month contract for Electric Supply to commence in June, 2021 to EDF energy Services at a price of \$.09348/per kWh. The motion passed unanimously.

Commissioner Shea made a motion, seconded by Commissioner Clifford, to award a 36 month contract for Electric Supply to commence in December 2021 to EDF Energy Services at a price of \$.09348. The motion passed unanimously.

Commissioner Clifford made a motion, seconded by Commissioner Shea, to adopt the 2020 Utility Allowances as presented. The motion passed unanimously.

Support Services/Tenant Services

Carolyn Crossley reported to the Board that basement inspections are ongoing and managers are working with tenants on compliance.

Carolyn Crossley reported that she has been working with Brigid Carroll on a new website and it should be up and running soon and thanked Brigid for the work she has done on this project.

Carolyn Crossley reported that our new FSS Coordinator Linda Moscardelli has brought on several new participants in the FSS program and is very pleased with the new participation.

Maintenance/Mod

Commissioner Clifford made a motion, seconded by Commissioner Shea, to award and authorize the Contract Officer to execute a contract to the low bidder, Coates/Rose LLP for the Rental Assistance Demonstration (RAD) Legal Consultant. The motion passed unanimously.

Commissioner Shea made a motion, seconded by Commissioner Clifford, to approve and authorize the Executive Director to execute a contract to Blackstone Block Architects, Inc. for the High Cost Vacancy Rehabilitation of 73 South St. A Work Order was prepared by DHCD and Blackstone Block Architects, Inc. was assigned the project under the DHCD “House Doctor” program. The contract is in the amount of \$31,600.00. The motion passed unanimously.

Commissioner Clifford made a motion, seconded by Commissioner Shea, to Approve Change Order No. 1 to the contract of Systems Contracting, Inc. for the Video Surveillance System at Sawyer Towers. Change Order No. 1 will result in an increase of \$2,399.07 to the contract amount with no increase in contract time. The motion passed unanimously.

Commissioner Shea made a motion, seconded by Commissioner Shea, to approve the Extension of the Management Agreement with the Hingham Housing Authority for a period of five (5) years from the expiration of the current agreement. The Management Agreement Extension was approved by the Hingham Housing Authority at their February Board meeting held on February 11, 2020. The extension will be in effect as long as James Marathas remains the Executive Director of the Quincy Housing Authority. In the event that there is a new Executive Director at the Quincy Housing Authority, the Hingham Housing Authority will have the option to void the remainder of the Management Agreement if they choose to do so. The motion passed unanimously,

Commissioner Clifford made a motion, seconded by Commissioner Shea, to remove the current position of “Plasterer” from the Maintenance staff and replacing that position with a well-rounded “Brick Mason” position. This new position will be responsible for caulking, waterproofing, floor repairs, tuck pointing and various other masonry repairs. The motion passed unanimously.

Commissioner Shea made a motion, seconded by Commissioner Clifford, to provide an automobile allowance to the Section 8 Housing Inspector. This allowance would be in addition to the current mileage reimbursement. This allowance would help offset the effects of excessive annual mileage which results in high repair costs, wear and tear and abuse of her personal vehicle. The allowance would be paid as follows:

- One-time payment of \$2,000.00 for prior years.
- Payment of \$1,000.00 annually each January starting in 2020.

The motion passed unanimously.

Michael Flaherty said that the Authority does has the right to reorganize and supports the Executive Director in his reorganization of the Authority.

Commissioner Shea made a motion, seconded by Commissioner Clifford, to adjourn. The motion passed unanimously and the meeting adjourned at 6:00 p.m.