

QUINCY HOUSING AUTHORITY
80 CLAY STREET, QUINCY, MA 02170
BOARD OF COMMISSIONERS MEETING, APRIL 15, 2020 5:00
P.M.
VIA TELEPHONE
PLEASE CALL 712-432-6122 ACCESS CODE 377643
REMOTE PARTICIPATION MEETING

MINUTES OF THE
QUINCY HOUSING AUTHORITY BOARD MEETING

A Regular Meeting of the Quincy Housing Authority was duly called and held on Wednesday, April 15, 2020 at 5:00 p.m. via teleconference and upon a call of the roll, the following Officers were found present and absent:

<u>Present</u>	<u>Absent</u>
Scott Campbell	None
Brian Clifford	
Mary Ann Morris	
Josephine Shea	
Michael Flaherty	

Pledge of Allegiance

The Pledge of Allegiance was led by the Chairman.

Approval of Minutes of the February 19, 2020 Regular Board Meeting

Commissioner Campbell made a motion, seconded by Commissioner Shea, to approve the Minutes of the February 19, 2020 Regular Board Meeting. The motion passed unanimously.

Public Hearing 5:00 p.m. – Quincy Housing Authority Annual Public Housing Agency Plan

The Chairperson declared a quorum present and presided over the Public Hearing.

Ms. Crossley spoke to the Board regarding the agency plan and explained that this is year one of the five year plan.

Ms. Crossley explained that this year the agency is moving forward with RAD conversion, which will in turn, create more project based section 8 vouchers. Ms.

Crossley asked the Commissioners if they had any questions regarding the agency plan and they did not.

The Chairman asked if there was any member of the public, on the teleconference, wishing to comment on the plan. There was no one on the line wishing to comment on the plan.

The Chairman then declared the public hearing closed and the board meeting resumed.

HRCI/Senior Residents' Council

The Chairman said he would open the meeting up to representatives from HRCI and the Senior Residents' Council at the end of the agenda.

The following motions were discussed and voted on:

Commissioner Clifford made a motion, seconded by Commissioner Campbell, to approve the 2020 HUD Agency Plan. The motion passed unanimously.

Mr. Marathas explained that a couple of months ago, DHCD contacted him when the Director of the Marshfield Housing Authority went out on leave and asked him if he would take over the Executive Director's responsibilities for the Marshfield Housing Authority. Mr. Marathas agreed to take over these responsibilities.

Commissioner Shea made a motion, seconded by Commissioner Morris, to approve a Management Agreement with the Marshfield Housing Authority for a period of one (1) year. The Management Agreement will commence in March, 2020 and will expire in February, 2021. The motion passed unanimously.

Mr. Marathas explained that DHCD has an available grant to housing authorities. This grant encourages authorities to think "outside of the box" to make tenants more interactive and less isolated.

Mr. Marathas then asked Brigid Carroll to speak on the application submittal for the grant. Ms. Carroll said they were looking for funds to create an amphitheater for our residents. This would enable our residents to participate in movie nights, as well as paint nights and various other entertainment opportunities. Brigid said she has also been working with and acquiring ideas from the community leaders. Ms. Carroll added that this this was successfully done in Plymouth last year.

Commissioner Clifford made a motion, seconded by Commissioner Campbell, to approve the submission of the Creative Placemaking Grants to DHCD. The motion passed unanimously.

Mr. Marathas explained that the housing authority's current lawn mowing equipment is in bad shape and is asking for a motion to purchase new equipment.

Commissioner Clifford made a motion, seconded by Commissioner Campbell, to approve and authorize the Executive Director to purchase two (3) Husqvarma ride-on lawn mowers at a cost of \$16, 300. The motion passed unanimously.

Mr. Marathas explained that he has been working with the planning board on an approved entry road into O'Brien Towers and thought it fitting to name the new road the "Leo Kelly Landing". The Commissioners agreed that this was a nice idea and had no objections to the new road and the name.

Commissioner Shea made a motion, seconded by Commissioner Campbell, to name the new Planning Board approved entry road into O'Brien Towers as: "Leo Kelly Landing" The motion passed unanimously.

Mr. Marathas explained the following motion is to give our employees working on the front lines in this pandemic a \$500.00 bonus for hazard pay. These employees are working on the front lines of the epidemic every day. The bonus would include the maintenance staff as well as Richard Wakhweya, Judy Morris and James Schilling. The Chairman said he was pleased that Mr. Marathas is doing this and the rest of the Commissioners agreed and thanked the staff for their efforts.

Commissioner Morris made a motion, seconded by Commissioner Campbell ,to approve and authorize the Executive Director to issue \$500.00 bonuses to all employees working on the front line dealing with the COVID-19 pandemic. Those employees include the Maintenance staff and also include Judy Morris, James Schilling and Richard Wakhweya. The motion passed unanimously.

Mr. Marathas explained that the next motion is to nominate Tom Gorman as employee of the quarter. Mr. Gorman goes above and beyond everyday and is more than deserving of this award.

Commissioner Clifford made a motion, seconded by Commissioner Morris, to name Tom Gorman "Employee of the Quarter" The motion passed unanimously.

Executive Director's Report

The Section 8 offices are complete and all work was done by in house labor using force account.

Judy Morris has been receiving donations from various agencies and delivering food to our residents.

The maintenance staff has been focusing their efforts on landscaping of our buildings.

Cameras have been installed at O'Brien Towers, Pagnano Towers, Sawyer Towers and Drohan Apartments.

Roof replacement at West Acres is complete.

Covid 19 Update

Mr. Marathas explained that the administrative staff is working remotely.

Conference calls are held daily with the administrative staff and on Thursday's with the maintenance staff.

Work orders continue and the housing authority is moving forward with leasing up units and doing emergency repair work.

There are eleven cases of Covid 19 at O'Brien Towers, two staff members have tested positive and three family residents have the virus.

Mr. Marathas said he has hired four temporary laborers from the union hall as a significant number of staff are under quarantine orders per the Board of Health.

Mr. Marathas thanked Mr. Burns as well as Mr. Clifford for the laborers that are working out of the hall. They are hardworking and is grateful for their assistance in this crisis.

One thousand masks were donated and delivered to tenants. Each was placed in an individual plastic bag.

Three thousand more masks were delivered today and will be bagged and handed out to residents.

DHCD is working with us on obtaining N95 masks.

The Commissioners collectively thanked Mr. Marathas and the staff for the work they are doing to keep our residents and employees safe during this pandemic.

The Chairman asked if there are any residents present wishing to speak at this time.

Rose Cameron spoke to Mr. Marathas and the Board and said that a resident from O'Brien Towers has been coming to visit a resident at Crowley Court.

Mr. Marathas explained that there is a no visitor order in place and would be addressing

the tenant and has forwarded this information to the property manager supervisor to address.

There being no further business, Commissioner Clifford made a motion, seconded by Commissioner Shea, to adjourn. The motion passed unanimously and the meeting adjourned at 5:56 p.m.