

QUINCY HOUSING AUTHORITY

80 CLAY STREET, MA 02170

BOARD OF COMMISSIONERS MEETING, APRIL 14, 2021 5:00 P.M.

A Regular Meeting of the Quincy Housing Authority was duly called and held on Wednesday, April 14, 2021 at 5:00 p.m. via video conference 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	
Josephine Shea	
Michael Flaherty	

Pledge of Allegiance

The Pledge of Allegiance was led by the Executive Director

Approval of Minutes from the March 17, 2021 Regular Board Meeting.

Commissioner Campbell made a motion, seconded by Commissioner Shea, to approve the Minutes from the March 17, 2021 Regular Board Meeting. The motion passed unanimously.

Approval of Minutes from the March 24, 2021 Special Board Meeting

Commissioner Shea made a motion, seconded by Commissioner Clifford, to approve the Minutes from the March 24, 2021 Special Board Meeting. The motion passed unanimously.

Harborview Residents' Committee, Inc.

There was no one present from HRCI this evening.

Residents' Council for Elderly/Disabled Residents of the QHA.

There was no one present from Residents' Council for Elderly/Disabled Residents of the QHA.

MOD/MAINTENANCE

Commissioner Shea made a motion, seconded by Commissioner Campbell, to approve HUD Agency Plan, the public hearing was held on March 24, 2021, and there were no comments concerning the plan. The motion passed unanimously.

Commissioner Clifford made a motion, seconded by Commissioner Campbell, to award and authorize the Executive Director to enter into a contract with the lowest Responsible Bidder for

the Exterior Entrance Door Replacement at Louie George Village. The General Bids will be opened on April 9, 2021. The motion passed unanimously.

Commissioner Campbell made a motion, seconded by Commissioner Shea, to approve Amendment Number 1 to the contract with AEI Consultants for the RAD Capital Needs Assessments for Pagnano Towers, and Drohan Apartments and the Section 18 Disposition for O'Brien Towers and Riverview. The Amendment is for the conversion from a Section 18 Disposition CNA to a conventional RAD CNA for O'Brien Towers, it also includes conducting a Level II Energy Audit for O'Brien Towers. The Amendment is in the amount of \$5,950.00. The motion passed unanimously.

Commissioner Clifford made a motion, seconded by Commissioner Shea, to approve Change Order No.2 to the contract with Vareika Construction, Inc. for the Accessible Unit Conversion at O'Brien Towers. Change Order #2 is for the temporary fire protection required by the Quincy Fire Department and the additional charge for the kitchen cabinet and bathroom vanity color change. Change Order # 1 will result in an increase of \$3,038.30 to the Contract Price with no change to the Contract time. The motion passed unanimously.

Commissioner Shea made a motion, seconded by Commissioner Clifford, to award and Authorize the Executive Director to enter into a contract with Blinds R' Us for the Installation of Solar Blinds on the first floor of Tobin Towers. The contract will be in the amount of \$7,912.00. The Quotes were received on April 1, 2021 there were three (3) quotes received and Blinds R' Us was the low Bidder. The motion passed unanimously.

Mr. Marathas explained that Mike Maiolino has been with the housing authority for a couple of years and has done an exceptional job as a painter. Mr. Maiolino has undergone some recent health issues, however, is back to work and continuing to do superior work.

Commissioner Shea made a motion, seconded by Commissioner Campbell, to name Mike Maiolino as Employee of the Quarter. The motion passed unanimously.

Commissioner Campbell made a motion, seconded by commissioner Shea, to approve QHA's application to the U.S. Department of Housing and Urban Development (HUD) for rental Assistance Demonstration (RAD) Disposition of 196 public housing units and certifying an agreement to comply with all requirements of the program and PIH Notice 2012-32, PIH Notice 2017-03, Rev-3, PIH Notice 2019-23 Rev-4 and all subsequent notices. The motion passed unanimously.

FINANCE

Commissioner Shea made a motion, seconded by Commissioner Clifford, to award the contract for Gas Energy Supply to Direct Denenergy at a cost of \$6.046 per Dekatherm, commencing July 2021 for a period of 36 months. The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Marathas reported on the following:

- Rainbow Health is expected to start the adult day care program at O'Brien Towers on June 1st.
- The bus service has started. A flyer was attached to the Board packages
- The second vaccine clinic is completed.
- Interviews were conducted for the new Director of Planning, Modernization & Technology.
- New key fob systems installed at Tobin Towers.
- Received grant funding for three years for ROSS staff and program \$239,500.
- Met with Quincy College to offer free college courses to our residents, open house scheduled for April 22nd. Flyer attached.
- Meeting with Quincy Y to offer structured exercise classes for our elderly residents in all building.
- Hosted another blood drive at Pagnano Towers on April 8th.
- Three year contract renewal with the SEIU Union.
- Held a meeting with the Board of Commissioners regarding the RAD conversion.
- Installation of security system at Riverview, exterior camera system.
- The offices will remain closed to the public until June 1st.

Commissioner Shea asked if the adult day care program would be geared to Alzheimer's and dementia patients. Mr. Marathas responded that it is not geared toward that group of people, and is geared more for recreational activities and services for our residents.

There being no further business, Commissioner Shea made a motion, seconded by Commissioner Clifford to adjourn. The motion passed unanimously and the meeting adjourned at 5:28 p.m.

Respectfully submitted,

Terry Champion, Recording Secretary

