

MINUTES OF THE
QUINCY HOUSING AUTHORITY BOARD MEETING

A Regular Meeting of the Quincy Housing Authority was duly called and held on Wednesday, July 21, 2021 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:

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

Pledge of Allegiance

The Pledge of Allegiance was led by the Executive Director.

Approval of Minutes of the June 16, 2021 Regular Board Meeting

Commissioner Clifford made a motion, seconded by Commissioner Shea, to approve the Minutes of the June 16, 2021 Regular Board Meeting. The motion passed unanimously.

Harborview Residents' Committee, Inc.

There was no one present from Harborview Residents' Committee, Inc.

Residents' Council for Elderly/Disabled Residents of the QHA

Kevin Matta spoke and said the Farmers Market is going great.

Maintenance/Mod

Commissioner Shea made a motion, seconded by Commissioner Clifford, to award and authorize the Executive Director to enter into a contract with the Lowest Responsible Bidder for the Exterior Masonry Repairs at Sawyer Towers. The General Bids will be opened on July 21, 2021 at 2:00 p.m. The motion passed unanimously.

Commissioner Campbell made a motion, seconded by Commissioner Shea, to approve and authorize the Executive Director to execute Amendment # 16 to the Contract for Financial Assistance (CFA) for the Capital Improvement Work Plan #5001 between the Commonwealth of Massachusetts Department of Housing and Community Development and the Quincy Housing Authority. Amendment # 16 will result in an increase of \$1,462,153.00 to Work Plan #5001, bringing the total award to \$21,009,159.50. 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 Home Depot for the supply of sixteen (16) Exterior Fiberglass Entry Doors for the second floor balconies at Louie George Village. The contract will be in the amount of \$25,095.04. The Quotes were opened on June 9, 2021, there were four (4) bidders and Home Depot was the low bidder. The motion passed unanimously.

Commissioner Clifford made a motion, seconded by Commissioner Campbell, to approve and authorize the Executive Director to Execute Amendment # 1 to the Contract with EJP Consulting Group, LLC for RAD Consulting for the Federal developments. The original contract called for a two (2) Phase RAD conversion involving the disposition of O'Brien Towers and Riverview, after completing the Physical Needs Assessments (PNAs) for the developments that Plan was not feasible. Amendment # 1 calls for three (3) new Phases of RAD Conversion and the elimination of the original second Phase. The new Phases are as follows:

Phase II: RAD Conversion of O'Brien and Pagnano – Cost of Phase II is \$30,360

Phase III: RAD/ S18 Conversion of Riverview – Cost of Phase III is \$24,920

Phase IV: Section 18 Disposition of Drohan – Cost of Phase IV is \$17,760

Amendment #1 will result in an increase of \$53,700, to the contract with EJP Consulting Group, LLC. The motion passed unanimously.

Commissioner Campbell made a motion, seconded by Commissioner Shea, to approve and authorize the Executive Director to enter into a settlement of the lawsuit brought by Air Quality Experts, Inc. against the Quincy Housing Authority regarding the payment of invoices for asbestos abatement at O'Brien Towers and Pagnano Towers. Air Quality had sued the QHA for \$75,000., the settlement would pay Air Quality \$40,000 to settle this dispute. The motion passed unanimously.

Finance

Grace McAuliffe reported on the May 2021 financials the statements look strong and there is still some COVID costs to move before we close out the year. Finance is working to close three year ends for Quincy, Marshfield and Hingham. This year the deadline is not being moved, so next month there will be a large package submitted to the Board.

We are still waiting for approval of our Federal 2020 year end submission or our State 2021 budget.

We are also converting Marshfield and Hingham to the HAB system for continuity.

Executive Director's Report

- July 23, Fruit and Vegetable event at Pagnano Towers and Snug Harbor
- Big Brother and Sister Event at Splash Pad July 28
- Quincy College Open House, August 12
- Bike Parade, August 14
- Field Day, September 2, 2021
- Pop up flue clinics first week of August
- August Moon Celebrations August 9, 10, 11

There has been an increase in violence in our family properties. We are working to evict these tenants, however, it is a process.

Discussion was had on possibly hiring security to patrol our properties.

We are going to be heavily staffed in the coming fiscal year in order to prepare for ownership of our federal units. We are looking to budget for an additional full time permanent plumber.

There being no further business, Commissioner Campbell made a motion, seconded by Commissioner Clifford, to adjourn. The motion passed unanimously and the meeting adjourned at 5:55 p.m.

Respectfully submitted,

Terry Champion, Recording Secretary

