

Hingham Housing Authority Board Meeting  
Wednesday, August 10, 2021 at 5:00 p.m.

A Regular Board Meeting of the Hingham Housing Authority was duly called and held on Wednesday, August 10, 2021 at 5:00 p.m. via video conference and upon a call of the roll, the following commissioners were found Present and Absent:

<u>Present</u>	<u>Absent</u>
Gregory O'Meara	None
Irma Lauter	
Megan Buhr	
Janine Suchecki	

**Approval of the Minutes**

The minutes were discussed and Commissioner Suchecki asked that they be amended to read that Megan Buhr's absence was excused. The Recording Secretary said she would make that change.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the Minutes from the July 13, 2021 Regular Board Meeting. The motion passed. Commissioner Buhr abstained from the vote.

Commissioner O'Meara made a motion, seconded by Commissioner Lauter, to approve the accounts payable as presented. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the current Section 8 Utility Allowances. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner Buhr, to award the contract for fee accounting services for the State 400-1 & 689-1 programs to Fenton, Ewald and Associates for a period of one year in the amount of \$824.00 per month (\$10,608/yr). The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to award the contract for fee accounting services for the Federal Section HCV, FSS Coordinator and Section 8 Project Based units for a period of one year in the amount of \$313 per month (\$3,756/yr) to Fenton, Ewald and Associates. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner Buhr, to award and authorize the Executive Director to enter into a contract with New Kappa City Construction, Inc. for the Window Replacement at Thaxter Park, 667-2 and 705-1. The contract will be in the amount of \$198,000.00 which includes the Base Bid of \$170,000 and Alternate No.1 in the amount of \$28,000. The Bids were opened on July 21, 2021, there were five (5) bidders and New Kappa City Construction, Inc. was the low bidder. The motion passed unanimously.

Commissioner Buhr made a motion, seconded by Commissioner O'Meara, to award and authorize the Executive Director to enter into a contract with Back Yard Living LLC for the Supply of Materials for the Block Patio and Rock Wall at Thaxter Park, as part of the Placemaking Grant. The contract will be in the amount of \$6,049.68. The Quotes were opened on August 3, 2021, there were three (3) bidders and Back Yard Living LLC was the low bidder. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara to approve the Certificate of Final Completion (CFC) for Glionna Plumbing & Heating Services Inc. for the Sustainability Energy Boilers & Domestic Hot Water at 705-1. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner O'Meara, to approve the Final Payment to Glionna Plumbing & Heating Services Inc. for the Sustainability Energy Boilers & Domestic Hot Water at 705-1. The Final payment will be in the amount of \$8,007.11. The motion passed unanimously.

### **CPC Discussion**

Commissioner Buhr reported that the application is due on September 14<sup>th</sup>. The Commissioners decided to move their meeting to September 7<sup>th</sup> in order to have time to review and vote on the application to be submitted. Commissioner Buhr added that the Authority is eligible to receive \$150,000 from the CPC

### **Status of Resident Addition to the Board**

Commissioner Suchecki said that the Selectmen would be appointing the Tenant Board Member at their meeting this evening.

Finance

Commissioner Suchecki opened the Board meeting up to the public.

A tenant asked about the sign on the door that says the Community Room is open on the weekend when in fact it is not.

Mr. Marathas responded staff is not working on the weekend, however, if the tenants formed an association, they would be responsible for opening and closing the community room.

Discussion ensued on the formation of a tenant association and the benefits this would have to our residents.

Some resident had questions regarding the spending on the Community Room. Mr. Maraathas reiterated what he has said in previous meetings, tht this work was done by a grant that was awarded to the Authority.

Discussion again ensued regarding the formation of a tenant association.

Mr. Marathas said he would invite Jack Cooper of the Mass Union Tenants Association to speak to the tenants and answer any questions that they have and added our staff is willing to help the tenants during the process in setting up the association.

### **Executive Director's Report**

Mr. Marathas reported on the following:

- Lighting grant preconstruction meeting held
- Security Camera system relocated to administrative office for daily viewing.
- New exercise mats installed, equipment assembled and wired.
- All building call boxes have been relabeled with new tags.
- Installation of new subfloor at Beal Street, second floor bathroom. Flooring to follow.
- The Greater Boston Food Bank will be making deliveries monthly to the residents of Hingham Housing Authority, if 50 people sign up.

Mr. Marathas reported that the neighbor who owns the property behind the property approached him about the possibility of HHA buying the property from him as he does not need this land. Mr. Marathas added that he is in discussions with the owner and DHCD and will keep the Board updated.

Mr. Marathas said that with the uncertainty of COVID, mask restrictions as well as other restrictions may have to be revisited and will keep the tenants as well as the Board informed.

Mr. Marathas asked for the newest members of his team to introduce themselves. Both Rick Brouillard and Laura Taylor spoke to the Board and introduced themselves. Both Rick and Laura previously worked at DHCD and bring extensive knowledge with them to the Hingham Housing Authority.

The next meeting of the Hingham Housing Authority will be on September 7, 2021 at 5:00 p.m.

There being no further business, Commissioner Lauter made a motion, seconded by Commissioner Buhr, to adjourn. The motion passed unanimously and the meeting adjourned at 6:19 p.m.

Respectfully submitted,

Terry Champion, Recording Secretary

