

**Hingham Housing Authority Board Meeting
Tuesday, August 9, 2022, at 5:00 p.m.**

A Regular Meeting of the Hingham Housing Authority was duly called and held on Tuesday, August 9, 2022, at 5:00 p.m. at 30 Thaxter Street, Hingham, MA and upon a call of the roll, the following Commissioners were found Present and Absent:

<u>Present</u>	<u>Absent</u>
Michelle Larned	None
Irma Lauter	
Ruth Bennett	
Megan Buhr	
Janine Suchecki	

Pledge of Allegiance

The Pledge of Allegiance was led by Chairwoman, Janine Suchecki.

Motion to Approve the Minutes from the June 14, 2022, Regular Board Meeting

Commissioner Bennett made a motion, seconded by Commissioner Lauter, to approve the Minutes from the June 14, 2022, Regular Board Meeting. The motion passed unanimously.

Motion to approve the Accounts Payable and Payments

Commissioner Lauter made a motion, seconded by Commissioner Buhr, to approve the accounts payables and the payments. The motion passed unanimously.

Commissioner Larned made a motion, seconded by Commissioner Bennett, to approve the Certificate of Final Completion (CFC) to the contract with New Kappa City Construction, Inc., for the window replacement at 667-1 and 705-1 and authorize the final payment in the amount of \$15,308.73. The motion passed unanimously.

Commissioner Bennett made a motion, seconded by Commissioner Lauter, to adopt the 2022 utility allowance chart effective with August, 2022 moves and September, 2022 recertifications.

Commissioner Lauter made a motion, seconded by Commissioner Larned, to approve year end financial reports as presented.

Commissioner Lauter made a motion, seconded by Commissioner Buhr, to authorize the Director of Finance, Administration and Leased Housing to submit Year End reports to DHCD. The motion passed unanimously.

Commissioner Larned made a motion, seconded by Commissioner Bennett, to write off \$1,194.00 in vacated accounts receivable balances for tenants vacated over ninety days as follows:

667-1 \$706.00

705-3 \$488.00

The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner Larned, to enter into an administrative agreement with QHA for the management of Federal HCV and FSS programs for the federal contract to run consistent with the state contract. The motion passed unanimously.

Chairwoman Suchecki took a moment to welcome Commissioner Larned to the Board.

Commissioner Larned introduced herself to the Board and members of the public and gave a brief synopsis of her experience. Commissioner Larned was congratulated and welcomed by the Board on her appointment.

Tenant Association

The swearing in of the new tenant association officers took place. Those sworn in were as follows:

Susan Gustafson, President
Debra Mulrooney, Treasurer
Jeanne Haviland, Secretary

Ilse Grossler was unable to be in attendance this evening.

Human Rights Commission Update

Commissioner Bennett updated the Board on the Human Rights Commission. There have been two meetings and one of the tasks being asked of members is to suggest goals for the commission.

Commissioner Bennett will be forwarding the following goals to the Chair:

1. Advocate for/recommend mandatory human rights awareness training for all town commissions and committee members, similar to the required ethics and open meeting law training.
2. Advocate for/recommend the addition of human rights awareness questions for all interviews for paid and volunteer positions.

The Board expressed appreciation to Commissioner Bennett for serving on the Commission.

Old/New Business

Commissioner Buhr reported that there has been a turnover in officers on the Community Preservation Commission and that there is new leadership.

Executive Director's Report

Mr. Marathas reporting on the following:

- Purchased and assembled new patio furniture for creative placemaking project.
- Picked up and installed new stone wall cap for completion of creative placemaking project.
- Painting of building 1 exterior, in house completed.
- Landscaping improvements throughout Thaxter Park.
- Alarm testing completed Buildings 8,9,10.
- Replacement of a/c compressor for Beal Street.
- Food delivery, Greater Boston Food Bank July.
- Installed new exterior light in building 4.
- Cut and remove tree for parking lot expansion with in house staff.
- Settlement of water bill dispute and payment, closeout of matter.
- Ribbon cutting cook out ceremony of Creative Placemaking Grant Project.
- Power washing of building 4.
- Replace battery packs at community room for all emergency lighting.
- Installation of new retaining wall behind buildings 6 and 7.
- Site assessment from Town of Hingham Assessor's Office completed.
- Dig safe parking areas for parking lot expansion project.
- Stone wall facing of building 1 completed.
- Bed bug inspection of all properties completed. No bed bugs.
- Boiler Inspection completed, certificate in process.
- Installation of new exit signs in all buildings.
- Meeting with MHP to discuss the Beal Street Application.

Commissioner Suchecki took a moment to thank Colleen Whalen for her help with providing food for a woman with children in need of assistance in the community.

The next Board meeting will be held on September 13, 2022.

There being no further business, Commissioner Bennett made a motion, seconded by Commissioner Lauter to adjourn. The motion passed unanimously.

Respectfully submitted,

Terry Champion
Recording Secretary

