

**Hingham Housing Authority Board Meeting
Tuesday, March 14, 2023, at 5:00 p.m.**

A Regular Meeting of the Hingham Housing Authority was duly called and held on Tuesday, March 14, 2023, 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> |
|-----------------|---------------|
| Irma Lauter | None |
| Ruth Bennett | |
| Michelle Larned | |
| Janine Suchecki | |
| Megan Buhr | |

Pledge of Allegiance

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

Tenant Association

Sue Gustafson reported on behalf of the Association that there has been great interest in the garden project with several tenants signed up. Mr. Marathas said that the project has been approved.

Motion to Approve the Minutes from the February 14, 2023, Regular Board Meeting

Commissioner Lauter made a motion, seconded by Commissioner Bennett, to approve the Minutes from the February 14, 2023, Regular Board Meeting. The motion passed unanimously.

Motion to approve the Accounts Payable and Payments

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

Commissioner Bennett made a motion, seconded by Commissioner Buhr to approve the new Work Order rates to be charged to the Hingham Housing Authority for all Quincy Housing Authority (QHA) employees working at Hingham. The Work Order rate is a blended rate which includes all employee costs, the rate reflects the actual cost of the employee to Quincy Housing Authority. The rates are subject to change due to the building trades collective bargaining agreements. The new rates will take effect of April 1, 2023. The motion passed unanimously.

Commissioner Larned made a motion, seconded by Commissioner Lauter to award and authorize the Executive Director to enter into a contract with the lowest responsible bidder for the Parking Area and Entry Area Improvements at 100 Beal Street, 689-1. The Constructions Documents were prepared by GCG Associates, Inc. The bids will be opened on March 16, 2023. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner Bennett to approve the fiscal year 2023 budget for the 400 program with Revenue of \$551,930. Expenses of \$571,325. And requesting a subsidy of \$115,088. The Executive Director's salary shall be \$0.00.

Commissioner Larned made a motion, seconded by Commissioner Lauter to approve the fiscal year 2023 budget for the 689 program with Revenue of \$47,276. Expenses of \$44,135 and requesting a subsidy of \$0.00. The Executive Director's salary shall be \$0.00.

Discussion surrounding the benefits of having a Tenant Board member ensued. The role of the tenant board member is vital to the functioning of the Board of Commissioners and of value because it provides the other Commissioners with a point of view and interest from those that live in the development. The Board welcomes the tenant input via the Tenant's Association as well as the voice of a tenant on the Board.

Old/New Business

Commissioner Bennett provided an update on the Human Rights Commission indicating that they have a very productive coalition.

The Board would like a tour of the Beal Street property. Mr. Marathas indicated he would arrange a mini field trip prior to the June 13th Board meeting.

Executive Director Report

Mr. Marathas reported:

- Bench replacement is complete
- Kicked off the Taxi Grant Program
- Monthly food delivery, Greater Boston Food Bank
- New thermocouple in Building 5, hot water tank
- Fire alarm testing is scheduled for Bldgs. 15, 16 and Beal Street, March 17th
- Family rehab of units budget and scope are being submitted to DHCD
- Change out boiler neutralizer medias in all buildings
- Mini split filters changed
- Fire alarm panel upgrade, scheduled for March 15th
- Laundry room entrance door repaired
- Units 16A and 16B door strikes replaced
- Vacancy Building 7, Unit 41 complete
- Vacancy Building 76 in progress unit requires new flooring

There being no further business, Commissioner Larned made a motion, seconded by Commissioner Bennett, to adjourn. The motion passed unanimously, and the meeting adjourned.

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director
Managed Agencies