

**Hingham Housing Authority Board Meeting
Tuesday, September 10, 2024, at 5:00 p.m.**

A Regular Meeting of the Hingham Housing Authority was duly called and held on Tuesday, September 10, 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:

Present

Irma Lauter
Janine Suchecki
Ruth Bennett

Absent

Megan Buhr (excused)
Michelle Larned (excused)

Pledge of Allegiance

The Pledge of Allegiance was led by Chair Suchecki

Tenant Association

Sue Gustafson, President of the tenant associated that tenant activities are going strong. With the elections approaching, the tenant association will hold a meeting tomorrow to discuss tenant education and an election event. Elder services has also been engaged to provide a presentation to residents on scams. Rob is also exploring a book club for the residents but is working to gauge resident interest.

Motion to approve the Accounts Payable and Payments

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

Motion to Approve the Minutes from the August 15, 2024, Regular and Public Hearing Board Meeting

Commissioner Bennett made a motion, seconded by Commissioner Lauter to approve the Minutes of the August 15, 2024, Regular Board Meeting and Public Hearing. The motion passed unanimously.

The motion passed unanimously.

6. Motion to approve the Hingham Housing Authority's FSS Program Action Plan, as amended, to establish a joint program with Quincy Housing Authority.

Commissioner Bennett inquired how active the FSS program was in Hingham. Mr. Rocha explained that Hingham has a very small FSS program. The rationale for creating a joint program is that the Hingham Housing Authority only has 26 voucher holders, but the minimum requirement is to serve 15 families. When narrowing this eligible demographic down, the majority of the voucher holders are elderly. While elderly families are not precluded from joining FSS, they don't often benefit from most of the services that are offered. Merging these two programs will allow us to serve more families, but families that do not necessarily have to be a Hingham voucher-holder. Commissioner Bennett reported

that there are some new families moving into the community. Mr. Rocha further reported that any Hingham families moving in would certainly be great candidates for the program. A motion was made by Commissioner Lauter and seconded by Commissioner Bennett to approve. The motion passed unanimously.

7. Motion to authorize the Executive Director to release the RFP for potential development at 100 Beal Street prepared by Mass Housing Partnership and to declare the property identified in the RFP as excess property for disposition.

Commissioner Suchecki asked that the motion language be amended to specify that the land to be dispositioned should be “dispositioned to the Town of Hingham”. Commissioner Suchecki wants to ensure that there is not any misunderstanding as to who will possess the land. This same motion will be revised for motion 8. A discussion was had surrounding the new site. The new motion will read as follows:

Motion to authorize the Executive Director to release the RFP for potential development at 100 Beal Street prepared by Mass Housing Partnership and to declare the property identified in the RFP as excess property for disposition to the Town of Hingham.

A motion was made by Commissioner Lauter and seconded by Commissioner Suchecki. The motion passed unanimously.

8. Motion to authorize the Executive Director to dispose of the excess land identified in the RFP prepared by Mass Housing to declare the land excess and to begin disposition of the property.

The motion language was amended to read as follows:

Motion to authorize the Executive Director to dispose of the excess land identified in the RFP prepared by Mass Housing to declare the land excess and to begin disposition of the property to the Town of Hingham.

A motion was made by Commissioner Suchecki and seconded by Commissioner Lauter. The motion passed unanimously.

9. Motion to recall Board vote on 8/15/2024 to approve and authorize the Executive Director to enter into a contract with Resant Improvement LLC of Brockton, MA in the amount of \$45,048.00 for the Hingham Housing Beal Street Roof Replacement Capital project 131082. Low bidder requested to walk way due to inexperience and inability to carry costs until paid. See attached Resant/RCAT/Architect email chain and Termination attachment.

A motion was made by Commissioner Suchecki and seconded by Commissioner Lauter. The motion passed unanimously. Commissioner Lauter asked if the Quincy Housing Authority recognized the bidder.

A motion was made by Commissioner Suchecki and seconded by Commissioner Lauter. The motion passed unanimously.

10. Motion to approve and authorize the Executive Director to enter into a contract with C&K Roofing Inc of Newton Center, MA in the amount of \$49,587.20 for the Hingham Housing

Beal Street Roof Replacement Capital project 131082. There were 9 bids received. The source of funding is EOHLC Formula Funding. Bid tab and recommendation letter attached and see attached Resant/RCAT/Architect email chain and Recommendation attachment.

A motion was made by Commissioner Suchecki and seconded by Commissioner Lauter. The motion passed unanimously.

Commissioner Lauter mentioned that she noticed that the bids have been posted and opened online, and inquired about paper processes. Mr. Rocha explained that it is a requirement for housing authorities to have an online presence now with respect to advertising bids, however paper bids and openings still do exist.

- 11. Motion to approve and authorize the Executive Director to execute a Fee Amendment with JMBA+Architects in the amount of \$390.00 for additional design services work for State Project # 131082: Roof Replacement-100 Beal St. for required for verification and recommendation of next lowest bidder. The original fee was \$10,860.00 and the new revised total fee is 11,250.00. See attached Cap Hub email.**

A motion was made by Commissioner Suchecki and seconded by Commissioner Bennett. The motion passed unanimously.

Old or New Business

There was no old or new business.

Executive Director Report

Mr. Rocha provided an update on capital and force account projects that have been completed or are in progress. Mr. Rocha reported that a cookout was held for residents on August 15th, and we had a great turnout. He also noted that there will be an ice cream social held for Hingham residents on Tuesday, September 24th for Hingham Housing Authority residents at Thaxter Park. The flyer has been provided and distributed to residents.