

**Hingham Housing Authority Board Meeting
Tuesday, November 12, 2024, at 5:00 p.m.**

A Regular Meeting of the Hingham Housing Authority was duly called and held on Tuesday, November 12, 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	
Janine Suchecki	
Ruth Bennett	
Megan Buhr	
Michelle Larned	

Pledge of Allegiance

The Pledge of Allegiance was led by Chair Suchecki

Tenant Association

Sue Gustafson, President of the tenant associated reported the community building of tenants is going well and tenants are sharing with each other. Tenant concerns: outside agencies being brought in and having events that the association is running; and a tenant asked about an energy audit being conducted. It was explained by Commissioner Suchecki that outside agencies work on the schedules that work for them and it's great to have agencies coming in and working with the tenants. It was also noted that the Association calendar is sent to support services each month for coordination of dates. Regarding the energy audit, it was explained by Mr. Marathas that we have made great strides in energy conservation at the authority with replacing outdated appliances, lighting upgrades, and the authority's energy usage is reported monthly to EOHLC for monitoring.

Motion to approve the Accounts Payable and Payments

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

Motion to Approve the Minutes from the October 8, 2024, Regular Board Meeting as amended

Commissioner Buhr made a motion, seconded by Commissioner Bennett to approve the Minutes of the October 8, 2024, Regular Board Meeting as amended. The motion passed unanimously.

Commissioner Bennett made a motion, seconded by Commissioner Larned to approve the purchase of 58 new electric stoves for 667-1, except congregate, from the lowest responsive bidder, Lowes Home Improvement of Weymouth, MA. Funding is EOHLC Formula funds. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner Bennett to approve and authorize the Executive Director to execute Change Order #1 to the contract with C&K Roofing, Inc for the 100 Beal Street Roof Replacement Project in the amount of \$2,240 resulting in an increase of \$2,240 to the contract and add 21 days to the contract. The motion passed unanimously.

Commissioner Suchecki made a motion, seconded by Commissioner Lauter to nominate and appoint Ruth Bennett to be the Housing Authority Board Member on the Town of Hingham Community Preservation Committee (CPC). The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner Buhr to approve and authorize the Executive Director to enter into a contract with National Electric Contracting Co. of Stoughton MA, in the amount of \$41,989.00 to supply and install magnetic fire door hold open systems in 667-1 buildings. Funding is CPC grant award. The motion passed unanimously.

Commissioner Bennett made a motion, seconded by Commissioner Suchecki to approve and authorize the Executive Director to enter into a contract with EOHLC House Doctor, JM Booth & Associates of New Bedford, MA in the amount of \$18,220.00 for Design services for Project #131083, roof replacement at 667-1, Buildings 9, 10, 667-2, Building 16 A/B/C. The motion passed unanimously.

Commissioner Buhr made a motion, seconded by Commissioner Lauter to authorize the Executive Director to dispose of the excess land identified in the RFP prepared by Mass Housing to declare excess land and being disposition of the property to the Town of Hingham. The motion passed unanimously.

Commissioner Lauter made a motion, seconded by Commissioner Larned to authorize the Executive Director to enter into a contract with MassNAHRO, thereby amending the Section 8 Administrative Plan to join the Massachusetts Centralized Section 8 Waiting List for the administration of the Section 8 Leased Housing Program waiting list. The motion passed unanimously.

Old or New Business

There was no old business.

Under New Business:

Mr. Marathas explained the need to have an outside agency perform the monitoring for the 40B projects for the housing authority. He presented the Board with an MOU and after review, Commissioner Lauter made a motion, seconded by Commissioner Bennett to approve and authorize the Executive Director to sign an MOU with CHAPA to monitor the 40B units.

Executive Director's Report

Mr. Marathas reported the following:

- Laundry room renovation is complete
- Railing replacement for 667-2 has been approved and will begin
- Magnetic Door Holder project has begun
- Roof projects will begin
- Stove replacement will begin; anyone wishing to keep stove under 5 years old can do so
- Exterior Door Project is underway
- Support post project has begun
- Working on new sign
- Water meters replaced
- GBFB Food delivery
- Holiday party will be 12/10/24 from 2:00-4:30pm

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

Respectfully submitted,

Colleen M. Whalen
Assistant Executive Director of Managed Agencies