NOTICE OF QUINCY HOUSING AUTHORITY BOARD OF COMMISSIONERS' MEETING

2016 JUN 10 AM 8:37
CITY CLERKS OFFICE
QUINCY, MASS 02169

DATE: **June 15, 2016**
TIME: **5:00 p.m.**
PLACE: **80 Clay Street, 12th Floor, Tobin Towers, Quincy, MA**

The meeting location is fully accessible to persons with disabilities. Upon reasonable notice, the Authority will attempt to provide auxiliary aids which will allow persons requiring such aid to participate fully in the meeting.

Topics anticipated to be discussed:

I. Roll Call
II. Pledge of Allegiance
III. Approval of Minutes of the May 18, 2016 Regular Board Meeting
IV. Harborview Residents' Committee, Inc.
V. Residents' Council for Elderly/Disabled Residents of the QHA
VI. Grace Raymondi / Introduction of Senior Olympics

Finance

1. Motion to re approve and re certify the FY 2016 Budget Submission to DHCD as follows:

   To approve a FY 2016 operating budget request of $1,872,017.00 for the state consolidated 400-1 program.
   To approve a FY 2016 operating budget of $0.00 for the State MRVP program.
   To approve a FY 2016 operating budget of $0.00 for the State 689-C program.

2. To write of unpaid rent amounts owed from Vacated tenants as of June 2016 as follows:
   - State 200 Program Vacated Tenant amount of $23,096.42
   - State 667 Program Vacated Tenant amount of $14,594.46
   - State 705 Program Vacated Tenant amount of $ 481.72
   - Combined Federal Program Vacated Tenant amount of $25,899.42
3. To authorize the Executive Director to execute a contract with Patriot Energy effective January 2017 and for 18 months thereafter to purchase natural gas at a rate of $0.636 per therm, a savings of $14,814 annually.
4. To authorize the Executive Director to execute a contract with Patriot Energy effective January 2017 and for 18 months thereafter to purchase electric supply at a rate of $0.8585 per Kwh, a savings of $69,000 annually.

Leased Housing
Maintenance

1. Motion to approve the new DHCD FY 2017 Capital Improvement Plan (CIP).

2. Motion to approve the Lead Paint Certification of Compliance for submission to DHCD with the CIP .
3. Motion to authorize the Contract Officer to execute a Certificate of Substantial Completion for QHA Job #2015-23 DHCD FISH # 243140 Domestic Water Heater Replacement at 667-3 Sawyer Tower with Araujo Bros. Plumbing & Heating, subject to DHCD approval.

4. Motion to authorize the Contract Officer to execute a Certificate of Final Completion for QHA Job #2015-23 DHCD FISH # 243140 Domestic Water Heater Replacement at 667-3 Sawyer Tower and to approve the final payment in the amount of, $6,038.63 to Araujo Bros. Plumbing & Heating, subject to DHCD approval.

5. Motion to approve the disposal of surplus land behind 80 Clay Street.

6. Motion to approve Out of State Travel for Richard Wakhweya, Public Housing Inspector to attend the HCV Housing Quality Standards training in Albany, NY on August 2 – 4, 2016

Modernization
Support Services/Tenant Services

1. Motion to extend for an additional one (1) year term the contract with Quincy College for Computer training and job readiness, life enrichment and staff training at a cost of $89,281.58.

Executive Director's Report

Reminder of July Board Change of Date to Tuesday, July 19th at 5:00 p.m.

Adjournment to Executive Session for Approval of Executive Session Minutes of May 18, 2016 and Contract Negotiations, not to return to open session.