

MCDA Board Minutes

Minutes of Marlborough Community Development Authority

Regular Meeting – Wednesday, April 3rd, 2019

Meeting Opened: 8:57 a.m. | Meeting Closed: 9:17 a.m.

Attendance of Regular April 3rd, 2019 MCDA Board Meeting

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| 1. Mayor/Chair Arthur G. Vigeant | 2. Paul Sliney (Tenant Representative) (ABSENT) |
| 3. Stefanie Ferrecchia (Real Estate Rep.) | 4. Renee Perdicaro (Regular Member) (ABSENT) |
| 5. David Morticelli (Fin. Rep) | 6. Joshua Daigle (Regular Member) |
| 7. Vonnie Morris, MCDA Employee | 8. Chad Carter, MCDA Employee |
| 9. Diane Smith, (City Auditor) – Non Voting Member | |
| 10. Brian Doheny, (City Comptroller/Treas.) – Non Voting Member | |

Summary of Motions

General

- | | |
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| 1. Motion to Approve Minutes for February 28 th , 2019 Meeting | (Approved) |
| 2. Motion to Approve Payables for March 2019, FY19 | (Approved) |
| 3. Monthly reports from MCDA staff (Finance, Section 8) | |

Housing

- | | |
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| 1. Motion to Approve 2019 HUD Section 8 Payment Standards | (Tabled) |
| 2. Motion to Approve Massachusetts Wage Rates – Main. eff. April 1 st , 2019 | (Approved) |
| 3. Motion to Approve Mike’s Construction as the Lowest Bidder for FISH 170076 | (Approved) |

The Board Meeting took place on the fourth floor at City Hall in the Mayor's Conference room on Wednesday, April 3rd, 2019 with the meeting starting at 8:57 a.m.

Executive Director Vonnie Morris gave an update on the vacant positions at the MCDA: Section 8 Director, Program Manager & Administrative Associate.

A few Section 8 vouchers need to be issued. Executive Director Vonnie Morris pulled ten names from the list. There will be a briefing for new voucher holders in April 2019.

The Pleasant St. Modernization Project now has construction documents up to 95%. Board member Josh Daigle offered to look at the construction documents and give any feedback he might have – as well as the project in general.

Mayor Arthur Vigeant introduced Josh Daigle as a new board member for the Marlborough Community Development Authority (MCDA).

MCDA employee Chad Carter gave a brief update on the Randall litigation case.

Board member David Morticelli motioned to approve the February 28th, 2019 minutes as amended. ***The motion was made carried and approved with no abstentions.***

Board member Stefanie Ferrecchia motioned to approve the payables for March 2019, FY19. ***The motion was made carried and approved. Board member David Morticelli abstained.***

Executive Director Vonnie Morris pulled up comparable rents on MLS for the City of Marlborough and found them to be too high. She suggested 90%. Mayor Arthur G. Vigeant noted that he would like to see them higher than 90%. Executive Director Vonnie Morris added that the rents shouldn't go too high because there will be less voucher holders, but the MCDA will re-evaluate how much they can be increased. The motion to approve 2019 HUD Section 8 Payment Standards was tabled until next meeting.

DHCD sets the minimum wage rates for the maintenance employees. Municipalities have no control to go lower. Board member David Morticelli motioned to approve Massachusetts Wage Rates – Main. eff. April 1st, 2019. ***The motion was made carried and approved with no abstentions.***

DHCD approved Mike's Construction as the lowest responsive & responsible bidder for FISH 170076. Board member David Morticelli motioned to approve Mike's Construction as the Lowest Bidder for FISH 170076. ***The motion was made carried and approved with no abstentions.***

Mayor Arthur Vigeant asked for any questions.

Board member Stefanie Ferrecchia motioned to adjourn. ***The motion was made carried and approved with no abstentions.***

Meeting Closed: 9:19am