

**MCDA Board Meeting Minutes**

Minutes of Marlborough Community Development Authority

Regular Meeting – Thursday, February 25<sup>th</sup>, 2021

Meeting Opened: 8:45 a.m. | Meeting Closed: 9:03 a.m.

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**Attendance of Regular February 25<sup>th</sup>, 2021 MCDA Board Meeting**

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

**Summary of Motions**

**A. General**

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| 1. Motion to Approve Minutes for January 28 <sup>th</sup> , 2021 Meeting | (Approved) |
| 2. Motion to Approve Payables – January/February 2021 - FY21             | (Approved) |
| 3. Motion to Approve Financials - January 2021                           | (Approved) |
| 4. Monthly report from MCDA Executive Director                           |            |

**B. Housing**

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| 1. Motion to Approve HUD Inspection Waivers | (Approved) |
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**C. Community Development Authority**

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The Board Meeting took place virtually via Microsoft Teams on Thursday, February 25<sup>th</sup>, 2021 with the meeting starting at 8:45 a.m.

Board member Paul Sliney motioned to approve the minutes of the January 28<sup>th</sup>, 2021 meeting. ***Mayor Vigeant asked for a roll-call vote:***

- Board member Renee Perdicaro Yes
- Board member Stefanie Ferrecchia Yes
- Board member David Morticelli Yes
- Board member Paul Sliney Yes
- Board member Josh Daigle Absent
- Chair Mayor Vigeant Yes

***The motion was made carried and approved.***

Board member Paul Sliney motioned to approve the payables for the month of January/February 2021. ***Mayor Vigeant asked for a roll-call vote:***

- Board member Renee Perdicaro Yes
- Board member Stefanie Ferrecchia Yes
- Board member David Morticelli Abstained
- Board member Paul Sliney Yes
- Board member Josh Daigle Yes
- Chair Mayor Vigeant Yes

***The motion was made carried and approved.***

Board member Joshua Daigle motioned to approve the Financials – January 2021. ***Mayor Vigeant asked for a roll-call vote:***

- Board member Renee Perdicaro Yes
- Board member Josh Daigle Yes
- Board member Stefanie Ferrecchia Yes
- Board member David Morticelli Yes
- Board member Paul Sliney Yes
- Chair Mayor Vigeant Yes

***The motion was made carried and approved with no abstentions.***

Executive Director began with an update on the vacancies – there were none. There was one (1) turnover which was also leased up during the month. Pleasant St. vacancies were added back into the report. Ninety-four (94) work orders were created, ninety (90) were completed and there are 22 outstanding. Rental adjustments totaled \$2,373.00 from pro-rated rents, vacated units and fees.

HUD created a new PIH notice which included alternative requirements for Housing Authorities to maintain Section 8 program during COVID-19. Inspections can be waived for a year with tenant & landlord self certification due to COVID-19. These waivers need board approval.

Board member Paul Sliney motioned to approve the HUD Inspection Waivers. **Mayor Vigeant asked for a roll-call vote:**

- Board member Renee Perdicaro Yes
- Board member Josh Daigle Yes
- Board member Stefanie Ferrecchia Abstained
- Board member David Morticelli Yes
- Board member Paul Sliney Yes
- Chair Mayor Vigeant Yes

***The motion was made carried and approved.***

Executive Director continued with an update on FISH #170083 – Pleasant St. Community Room. Nault Architects are currently working on Construction Documents. Project estimate is \$246,000.00.

FISH #170060 Pleasant St. Modernization has hit a delay because of fire safety issues. A meeting with a fire safety consultant will be scheduled.

FISH #170088 Main St. ADA Doors is moving forward. Project will be overseen by Frank Stitham, RCAT, and will include the removal of the exterior glass vestibule, fix and replace the glass and a new ADA compliant door with controls.

MCDA Director of Finance Chad Carter gave an update on the Housing Rehabilitation Program. A Housing Rehabilitation loan payoff was received – the case will be closed and archived. There were two requests for payment for ongoing construction projects. The first was for construction and the second was for grant administration by the company Community Opportunities Group, Inc.

Mayor Arthur Vigeant noted that all three (3) elderly housing properties have been given the opportunity to receive the first dose of the COVID-19 vaccine – of which most received. The second doses will be given today, February 25<sup>th</sup>, 2021 and tomorrow. By then, over 95% of the MCDA’s elderly housing population will be vaccinated. Executive Director Vonnie Morris added that the elders are extremely happy with the Mayor’s efforts to receive these vaccines as quickly as possible.

Mayor Arthur Vigeant mentioned that the City has put in efforts to open a mini-mega site for COVID-19 vaccine distributions. This would be administered by the Marlborough Hospital at the Marriot Hotel. The City is constantly working on receiving more vaccines to supply to the community, but there are limited resources. More information on this to come.

Board member Paul Sliney motioned to adjourn. **Mayor Vigeant asked for a roll-call vote:**

- Board member Renee Perdicaro Yes
- Board member Josh Daigle Yes
- Board member Stefanie Ferrecchia Yes
- Board member David Morticelli Yes
- Board member Paul Sliney Yes
- Chair Mayor Vigeant Yes

*The motion was made carried and approved with no abstentions.*

Meeting Closed: 9:03 a.m.