

Hudson Housing Authority Agenda

Place of Meeting:
Brigham Circle Community Center (6 Brigham Circle)
Hudson, MA 01749

May 9, 2024
6:30 P.M.

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§ 18-25

1. Call to order
2. PUBLIC HEARING: EOHLC Annual Plan FY2025 (state funded housing annual plan)
3. Minutes to be Approved
 - a. Minutes of April 4, 2024 regular meeting
 - b. Minutes of April 4, 2024 executive session meeting
4. Financial Reporting and Accounts Payable
 - a. Budget comparative report 10/1/23 through 3/31/2024
 - b. Board to note receipt of quarterly operating statements 10/1/23 through 3/31/24
 - c. Accounts Payable Report for April 2024
5. Warrants:
 - a. Transfer of Funds: April 2024
 - b. Payroll: April 2024
 - c. Housing Assistance Payments: May 2024 - DEFER TO JUNE MEETING
6. Capital Projects and Contracts
 - a. Project 667-2 Brigham Circle Window Replacement Project (FISH #141072)
 - i. Board to consider approval of Certificate of Final Completion and issuance of (final) payment no. 4 in the amount of \$17,269.02
 - b. Project 667-2 Brigham Cir ARPA Fed Pacific Replacement and Fire Alarm Upgrade (FISH 141073)
 - ii. Board to consider acceptance of the lowest responsible and eligible bid on the ARPA Federal Pacific Replacement and Fire Alarm Upgrade at Brigham Circle 667-2
 - c. Project MA091-1 Norma Oliver Village Mechanical and Boiler Systems Upgrade
 - iii. Update on bidding timeline
 - d. Project MA091-1 Norma Oliver Village Trash Shed Upgrade

- iv. Board to note Katco Contracting, Inc.'s withdrawal of their bid on this project
- v. Board to consider acceptance of the next lowest responsible and eligible bid on the Trash Shed Upgrade project from Damazio Builders, Inc. in the amount of \$59,777.00
- e. Project 689 49 Washington Street 2nd Floor Kitchen Upgrade (FISH 141415)
 - vi. Update on bidding timeline
- d. Project 689 8 Irving Street Interior/Exterior lighting replacement (FISH 141413)
 - i. Project description and timeline

7. New Business

- a. Board to consider adoption of HUD FY24 federal income limits for the federal public housing and Section 8 Housing Choice Voucher programs effective 4/1/24
- b. Board to note resignation of HHA maintenance employee John Buccigliata effective 4/26/24
- c. Board to note promotion of HHA maintenance employee Lucas Breton from Groundskeeper/Custodian to Maintenance Mechanic I effective 5/5/24
- d. Board to consider changing job description and pay rate for open maintenance position from Groundskeeper/Custodian to Maintenance Mechanic I

8. Old Business

- a. HHA resident matters
 - i. New comments

9. Other Business

- a. Board to set the date and time for the next regular meeting

10. Executive Session

11. Adjournment

Posted By: Jaclyn Beaulieu
Posted Date: April 29, 2024