

Hudson Housing Authority Agenda

Place of Meeting:

Brigham Circle Community Center (6 Brigham Circle)

Hudson, MA 01749

December 11, 2025

6:30 P.M.

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

1. Call to order
2. Minutes to be Approved
 - a. Minutes of November 13, 2025 regular meeting
3. Financial Reporting and Accounts Payable
 - a. Budget comparative report 10/1/25 through 10/31/25
 - a. Accounts Payable Report for November 2025
4. Warrants:
 - a. Transfer of Funds: November 2025
 - b. Payroll: November 2025
 - c. Housing Assistance Payments: December 2025
5. Capital Projects and Contracts
 - a. Project 667-1&2 Brigham Cir Common Area Floor Replacement (FISH 141420)
 - i. Construction progress update
 - b. Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)
 - i. Project progress update: Project design continues
 - c. Project 667-1&2 Brigham Circle hot water heater replacement
 - i. Project progress update: Project design continues
 - d. Project MA091-1 Norma Oliver Village Community Center Generator
 - i. Project progress update: generator on site, waiting on final hookups
 - e. Project 689: 49 Washington Street side ramp upgrade
 - i. Project progress update: Design submitted and approved by EOHLC, waiting on 100% construction documents to bid project
6. New Business

- a. Board to consider payment in the amount of \$41,464 for the renewal of state property insurance with Brown & Brown Insurance Services, Inc. for insurance period 11/17/25-11/16/2026
- b. Board to consider authorizing the Chairman and Executive Director to sign the Participation Agreement for Hudson Housing Authority to continue participating in EOHLC's group-procured state property insurance
- c. Board to consider approval for payment of annual maintenance personnel clothing allowance in the amount of \$500 to each of the 3 maintenance staff persons
- d. Board to discuss moving regular meetings from in-person to virtual meetings on a trial basis

7. Old Business

- a. Board to continue discussion of the Smoke Free Policy at Norma Oliver Village

8. Other Business

- a. Public attendee comments and questions on agenda items
- c. Board to note the date and time for the next regular meeting

9. Executive Session

10. Adjournment

Posted By: Jaclyn Beaulieu
Posted Date: December 5, 2025
Revised Date: December 8, 2025