

Hudson Housing Authority Agenda Regular Meeting

**Place of Meeting:
Virtual Zoom conference**

**April 9, 2026
6:30 P.M.**

To participate remotely click on link:

Join Zoom Meeting

<https://us02web.zoom.us/j/87145928257?pwd=DZpw3v0klfHPuwWbELuNzEWHULRzah.1>

Meeting ID: 871 4592 8257

Passcode: 105851

One tap mobile

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1. Call to order
2. Minutes to be Approved
 - a. Minutes of March 12, 2026 regular meeting
 - b. March 12, 2026 executive session meeting
3. Financial Reporting and Accounts Payable
 - a. Budget comparative report 10/1/25 through 2/28/26
 - b. Accounts Payable Report for March 2026
4. Warrants:
 - a. Transfer of Funds: March 2026
 - b. Payroll: March 2026
 - c. Housing Assistance Payments: April 2026
5. Capital Projects and Contracts
 - a. Project 667-1&2 Brigham Cir Common Area Floor Replacement (FISH 141420)
 - i. Construction progress update and status of proposed change order
 - b. Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)
 - i. Project progress update
 - c. Project 667-1&2 Brigham Circle hot water heater replacement (FISH 141423)
 - i. Project progress update
 - d. Project MA091-1 Norma Oliver Village Community Center Generator

- i. Project progress update
 - e. Project MA091 Norma Oliver Village Interior Common Area Door Replacement and Door Buzzer Entry System Upgrade
 - i. Project progress update: Project out to bid on www.biddocsonline.com
 - ii. Bid live 3/11/26; Filed sub-bids due 4/2/26 12:00 pm; General bids due 4/16/26 12:00 pm
 - f. Project 689: 49 Washington Street side ramp upgrade (FISH 141426)
 - i. Board to consider acceptance of lowest responsive and eligible bid from Oakridge Construction Inc. in the amount of \$21,900.00
 - g. Project 689: 8 Irving Street back deck rehab (FISH 141424)
 - i. Project progress update
6. New Business
- a. Board to consider adopting an amendment to the HHA Personnel Policy to include additional paid holiday time to HHA employees in accordance with industry standards
 - b. Board to consider approval of updated Executive Director At-Will Agreement with Jaclyn Beaulieu
 - c. Board to note outgoing correspondence regarding the Town Tenant Board Member position that will be up for reappointment in May 2026
 - d. Board to note update regarding Assabet Valley Affordable Housing, Inc.: IRS determination of retroactive reinstatement of tax exempt status under Internal Revenue Code Section 501(c)(3) to May 15, 2010
7. Old Business
8. Other Business
- a. Public attendee comments and questions on agenda items
 - b. Board to note the date and time for the next regular meeting
9. Executive Session
- a. Board to consider entering Executive Session per General Laws, Chapter 30A, Section 21(a)(1) to discuss the physical condition of a Hudson Housing Authority employee
10. Adjournment

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

Posted By: Jaclyn Beaulieu
Posted Date: April 1, 2026