

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Glenn Davis, called the meeting to order at 6:24 p.m.

Members Present: Glenn Davis, Anne Marie Lourens, Bryan Johannes, Mary Lou McKeone  
Members Absent: Ethan Mikula  
Others Present: Jaclyn A. Beaulieu

Upon a motion by Bryan Johannes, duly seconded by Anne Marie Lourens, the Board voted 3-0-1 to approve the minutes of the December 5, 2019 Regular meeting. Mary Lou McKeone abstained.

Upon a motion by Anne Marie Lourens, duly seconded by Glenn Davis, the Board voted 2-0-2 to approve the minutes of the December 5, 2019 Executive Session meeting. Bryan Johannes and Mary Lou McKeone abstained.

Director Beaulieu presented the Budget Comparatives for 10/1/19 through 11/30/19. Upon a motion by Anne Marie Lourens, duly seconded by Bryan Johannes, the Board voted UNANIMOUSLY to approve the Budget Comparatives as presented.

Commissioners reviewed the Accounts Payable reports for December 2019. Upon a motion by Anne Marie Lourens, duly seconded by Bryan Johannes, the Board voted UNANIMOUSLY to approve the Accounts Payable for December 2019.

The Warrant to Transfer Funds for December 2019, Payroll Warrants for December 2019, and the HAP Warrant for January 2020 were reviewed by the Board.

MA091-1 Roof Replacement Project:

Change Order #1 was reviewed and approved by architect Andrew Brockway. Upon a motion by Anne Marie Lourens, duly seconded by Mary Lou McKeone, the Board voted UNANIMOUSLY to approve Change Order #1, as presented, for the Norma Oliver Village Roof Replacement Project.

667-1 Brigham Circle Window Replacement Project (FISH #141056)

DHCD made the final call on 12/20/19 to not approve Gorman Richardson Lewis Architects' "additional fees" request for their work on the Window Replacement Project at Brigham Circle. We will not be paying any further invoices to GRLA on this project.

667-1 Brigham Circle Drainage Project (FISH #141059)

The items from Punch List #7 remain unfinished. The final 5% retainage payable to the contractor remains unpaid.

The Board noted DHCD's Formula Funding award letter awarding HHA \$187,271 in formula funding for FY2023.

Director Beaulieu presented the proposed PILOT payments to the Town of Hudson for properties Norma Oliver Village, and 689 properties 8 Irving Street and 49 Washington Street. Upon a motion by Glenn Davis, duly seconded by Mary Lou McKeone, the Board voted UNANIMOUSLY to approve a PILOT payment to the Town of Hudson for Norma Oliver Village (4 Glen Road) for fiscal year ended 2018 in the amount of \$30,060.00. Upon a motion by Glenn Davis, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY to approve PILOT payments to the Town of Hudson for 689 properties 8 Irving Street and



49 Washington Street, as follows: fiscal year ended 2017 in the amount of \$1,740.00, fiscal year ended 2018 in the amount of \$1,740.00, and fiscal year ended 2019 in the amount of 1,736.24.

The Board noted that HUD released HHA's Public Housing Assessment System (PHAS) score for FYE 9/30/2019 at an impressive score of 99/100, and designated HHA as a High Performer.

The insurance claim for the incident that occurred on 10/17/2019 where a tree fell on top of Brigham Circle, building 5, during a wind and rainstorm is still open. The electrical work and subsequent inspections are still being completed, and we are waiting to find out the final decision on if the entire roof will be replaced, or if they are only approved through the claim to replace half of the roof.

Director Beaulieu is still accepting resumes for the open maintenance Groundskeeper/Custodian position, and plans to schedule interviews in the next couple weeks. To date, we have only received about 10 resumes.


Assabet Valley Affordable Housing, Inc. (AVAH), nonprofit managed by HHA, will need to call a Board meeting in the near future to review status of current board members and update some records. Director Beaulieu will reach out to current members and call a meeting, hopefully in the next several weeks, and invite current HHA board members to attend.

Executive Session: Chairman Davis declared that today's meeting requires an Executive Session. Upon a motion by Bryan Johannes, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to enter into executive session at 7:25 p.m., to discuss pending litigation, as the discussion of these matters in open session may have a detrimental effect on the negotiating position of the housing authority; and, not to reconvene in public session upon the completion of discussion of executive session matters.

Executive Session Roll Call:	Glenn Davis:	Yay
	Anne Marie Lourens:	Yay
	Bryan Johannes:	Yay
	Mary Lou McKeone	Yay

Upon a motion by Anne Marie Lourens, duly seconded by Mary Lou McKeone, the Board voted UNANIMOUSLY to adjourn at 7:32 p.m.

Respectfully submitted,

  
Jaclyn A. Beaulieu  
Secretary

