

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:36 p.m.

The meeting took place via Zoom virtual conference due to the COVID-19 State of Emergency. The access information for the meeting was as follows:

Link: <https://us02web.zoom.us/j/85076987146?pwd=dnVnd2ViNEttRzBJSk5tcjVwS3NGdz09>

Conference call-in details via telephone:

Meeting ID: 850 7698 7146 Meeting Password: 503232 One tap mobile: + 13126266799, 16465588656, 13462487799, 16699009128, 12532158782, 13017158592

Members Present: Bryan Johannes, Stephen Domenicucci, Sarah Cressy, Anne Marie Lourens, Cynthia Janeiro-Ehlke

Members Absent: N/A

Others Present: Jaclyn A. Beaulieu, public attendees

Roll call was taken by Chairman Johannes of all members present. Chairman Johannes read an introduction to the reason and procedure for a remote meeting of the Board. All votes will be taken via roll call vote. The meeting was recorded.

Anne Marie Lourens was running late and had not yet joined the meeting.

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to approve the minutes of the August 5, 2021 regular meeting.

Anne Marie Lourens joined the meeting.

Director Beaulieu presented the Budget Comparatives report 10/1/2020 through 7/31/2021. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted 4-0-1 by roll call to approve the Budget Comparatives for 10/1/2020 through 7/31/2021, as presented. Anne Marie Lourens abstained.

Commissioners reviewed the Accounts Payable report for August 2021. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 5-0 by roll call to approve the Accounts Payable for August 2021, as presented.

Commissioners reviewed the Warrant to Transfer Funds for August 2021, the Payroll Warrants for August 2021, and the Housing Assistance Payments Warrant for September 2021. There were no comments. Chairman Johannes will sign the warrants at a later date.

Project FISH #141063: 667-1 Brigham Circle Roof Replacement Development Wide project
Commissioners reviewed the Certificate of Substantial Completion and Application for Payment #1 submitted by the contractor. Both were approved by Designer Brockway. Designer Brockway also submitted a punch list to the contractor, which included only returning to the site to collect and dispose of any nails left behind around the property. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to approve the Certificate of Substantial Completion and Application for Payment #1 to JD&D Construction in the amount of \$130,150.00.

Project 667-1&2 Brigham Circle Call Box Replacement (FISH #141071)

DHCD is working on the initial work order for this project, which will include replacing and/or upgrading the intercom call system in each resident building at Brigham Circle. This will be an RCAT large project with an estimated construction cost of approximately \$60k.

Project 91-1 Norma Oliver Village Appliance Replacement development wide
Currently out to bid on Projectdog.com; bid open date is September 17 at 12:00 p.m.

Project FISH #141065: 689 49 Washington Street Bathroom Upgrade project (FISH #141069)
This is an RCAT project. The designer is currently working on the project scope and design. We are prioritizing the upgrade to the first floor bathroom.

Project 167 8 Irving Street Deck Repairs (FISH #141062)
We have selected Residence Property Solutions as the contractor to perform this under \$10k project. We are waiting to hear back from them on scheduling.

Commissioners reviewed a draft Community Room policy for Brigham Circle and Norma Oliver Village. A motion was made by Sarah Cressy and seconded by Stephen Domenicucci, but upon further discussion, the motion was withdrawn by Commissioner Cressy. Norma Oliver Village resident Mary Lou McKeone asked the Board to hold off on voting on the policy temporarily, as she is trying to start a Resident Council and would like this item reviewed by the Council. Chairman Johannes tabled the Policy until the next meeting.

Director Beaulieu informed the Board that the Boston-Cambridge-Quincy Fair Market Rents that apply for Hudson are being contested with HUD by several housing authorities, and advised the Board to table a vote on the Payment Standards and Flat Rents until HUD's review is complete. Upon a motion by Bryan Johannes, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to table this discussion.

Director Beaulieu updated the Board on HHA progress on tenant concerns addressed at the 8/5/21 meeting:

The chairs and most of the tables for the Norma Oliver Village community center have been unwrapped and are currently being used. Resident feedback has been very positive on the new tables and chairs.

The "Slow" signs for Norma Oliver Village are back ordered, but the Speed Limit signs are up. Director Beaulieu presented information on a solar-powered flashing "Slow" sign, as requested at the last meeting. Approximate cost is under \$2k. Upon a motion by Bryan Johannes, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY by roll call to purchase a solar-powered "slow" sign for Norma Oliver Village.

Resident Mary Lou McKeone asked if we could repaint the on-way street painting; Chairman Johannes explained that we are already working on that. HHA maintenance is looking into it.

Resident McKeone further explained her desire to start a Resident Council at Norma Oliver Village. Commissioners would like to hear more about how the Resident Council works, and Ms. McKeone would like to further explain her ideas. Chairman Johannes requested a discussion of Resident Councils be added to the next regular meeting agenda.

Other Business:

Commissioners discussed if returning to an in-person meeting for our October meeting was still advisable, given the rise in COVID-19 cases in the community. All agreed to continue with a virtual meeting for October, and to revisit this issue on a monthly basis.

Commissioner Lourens announced this will be her last meeting as an HHA Commissioner. She will be tendering her resignation to the Town tomorrow. Chairman Johannes thanked Commissioner Lourens for her years of service to the Hudson Housing Authority. All agreed Chairman Lourens will be missed.

Executive Session:

Chairman Johannes declared that today's meeting requires an Executive Session. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY by roll call to enter into executive session at 7:42 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:	Stephen Domenicucci	Yay
	Sarah Cressy	Yay
	Anne Marie Lourens:	Yay
	Cynthia Janeiro-Ehlke	Yay
	Bryan Johannes:	Yay

Upon a motion by Stephen Domenicucci, duly seconded by Anne Marie Lourens, the Board voted UNANIMOUSLY by roll call to adjourn at 7:53 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary

