

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:31 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/82301943355?pwd=RGlqbC9nNm9zQ1pRZFV3TS9qSE1KZz09>

Conference call-in details via telephone:

Meeting ID: 823 0194 3355 Meeting Password: 029430 One tap mobile: + 13126266799, 16465588656, 13462487799, 16699009128, 12532158782, 13017158592

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

Members Absent: N/A

Others Present: Jaclyn 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.

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 December 9, 2021 regular meeting.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 by roll call to approve the minutes of the December 9, 2021 Executive Session meeting.

The Board reviewed the HHA Budget Comparative report 10/1/2021 through 11/30/2021. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to approve the HHA budget comparatives for 10/1/21 through 11/30/21, as presented.

Commissioners reviewed the Accounts Payable report for December 2021. Upon a motion by Bryan Johannes, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to approve the Accounts Payable report for December 2021, as presented.

Commissioners reviewed the Warrant to Transfer Funds for December 2021, the Payroll Warrants for December 2021, and the Housing Assistance Payments Warrant for January 2022. There were no comments. Chairman Johannes will sign the warrants at a later date.

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

The work order was completed by DHCD; DHCD is currently seeking a designer for this project.

Project 91-1 Norma Oliver Village Appliance Replacement development wide

This project was rebid with a bid opening on December 15, 2021; no bids were received. We are unsure of plans going forward. It seems that due to COVID-19, there is simply a lack of supply in the current market. Director Beaulieu suggests we wait a few months and try to rebid again later this year. Commissioner Cressy will get in touch with some local contacts on the status of supply through the local appliance co-op and report back next meeting.

Project 91-1 Norma Oliver Village Common Stairway Upgrade

The common stairwells in all 6 tenant buildings at Norma Oliver Village need to be renovated. The stairs need additional support added to secure them properly going forward, and the stairwells need a refresh on paint, flooring, and possible lighting. Designer Andrew Brockway has started the design process and early estimates are at \$150,000. ~~We hope to get this project~~ out to bid in late February.

Project FISH #141065: 689 49 Washington Street Bathroom Upgrade project (FISH #141069)
This project is currently out to bid with a bid opening scheduled for January 28, 2022 at 2:00 p.m.

Maintenance Vehicle Update:

The backhoe is all set; the backordered part came in and was installed. The new box plow was also installed and ready for snow removal. The 2015 Chevy Silverado 2500 truck recently sustained minor body and paint damage; an insurance claim was made and we are scheduling repairs for spring so as not to lose the truck during winter months. The 2021 Ford Transit van is returned and fully operational; the required part was located and installed by Ford under warranty.

Director Beaulieu updated the Board on tenant concerns addressed at the 12/9/21 meeting:

The results of the temporary electronic radar sign installed at Norma Oliver Village came in. Results indicate that vehicles at Norma Oliver Village are largely following the speed limit; vehicles that did go over the marked 15MPH speed limit were almost exclusively under 25MPH and according to the report, low risk. Residents feel that this is largely due to the sign itself being present as a reminder of the speed limit. Director Beaulieu will seek quotes on purchasing a radar sign to permanently install at Norma Oliver Village and will report back at the next meeting.

Other Business:

HHA must periodically update the HUD passbook rate applicable to federal housing programs. The most recently published National Savings Rate is 0.06%. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY to set the HHA HUD Passbook Rate to 0%.

HHA needs to appoint a commissioner to the Community Preservation Committee (CPC) to fill the seat vacated by Anne Marie Lourens. Upon a motion by Bryan Johannes, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 by roll call to appoint HHA Commissioner Stephen Domenicucci to the Town of Hudson Community Preservation Committee with a term to expire in 2023.

We must hold a public hearing on the proposed Norma Oliver Village capital fund 5-year action plan 2022-2026. The hearing will be scheduled for April 7, 2022 in conjunction with April's board meeting.


The next HHA meeting will be Thursday, February 10, 2022, pending any unforeseen conflicts. The March meeting has tentatively been set for March 10, 2022, and the April meeting set for April 7, 2022.

Executive Session:

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY by roll call to adjourn at 7:21 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary