

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:35 p.m.

The meeting took place at the Norma Oliver Village Community Center, 4 Glen Road, Hudson, MA 01749.

Members Present: Bryan Johannes, Stephen Domenicucci, Sarah Cressy, Cynthia Janeiro-Ehlke
Members Absent: Christine Dimare
Others Present: Jaclyn Beaulieu, public attendees

Commissioner Janeiro-Ehlke was not present at the start of the meeting.

Director Beaulieu informed the Board that the minutes for the June 9 meeting are not ready. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to pass over this item until the next meeting.

Commissioner Janeiro-Ehlke entered the meeting.

The Board reviewed the Budget Comparative report 10/1/2021 through 5/31/2022. 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 5/31/22, as presented.

Commissioners reviewed the Accounts Payable report for June 2022. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the Accounts Payable report for June 2022, as presented.

Commissioners reviewed the Warrants to Transfer Funds for June 2022, the Payroll Warrants for June 2022, and the Housing Assistance Payments Warrant for June 2022 and July 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 project design was submitted by Own Engineers to DHCD and is currently under review by DHCD.

Project 91-1 Norma Oliver Village Appliance Replacement development wide

No update.

Project 91-1 Norma Oliver Village Common Stairway Upgrade

The contract with DDC Construction, Inc. has been signed and a kick-off meeting was held on July 12, at which time the Notice to Proceed was issued. Permits are being applied for by the contractor. HHA is currently waiting on a tentative construction schedule from the contractor.

Project FISH #141069: 689 49 Washington Street Bathroom Upgrade project (FISH #141069)

Construction is still underway by contractor Northeast Construction, Inc. The town of Hudson Building Department has determined a floor/shower liner not called for in the original specifications is necessary, requiring a second change order to the project. Change Order No. 2 was presented to the Board totaling \$1,070.95. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve Change Order No. 2 in the amount of \$1,070.95 for the 49 Washington Street Bathroom Upgrade project (FISH #141069).

HHA has been awarded American Rescue Plan Act (ARPA) funds through DHCD for our state public housing programs. We received \$215,408 in additional Formula Funding that can be allocated to capital improvement projects as the housing authority sees fit.

Additionally, HHA was selected for an ARPA Targeted Award from DHCD for two projects: (1) a fire alarm system upgrade to the property at 8 Irving Street and (2) a federal pacific panel replacement project at Brigham Circle 667-2. We have submitted required information back to DHCD on this award and are currently awaiting next steps. We do not yet have a dollar figure on how much this award totals.

HHA Maintenance Supervisor Jon Orkiseski has received his coveted Massachusetts Association of Housing Authority Maintenance Supervisors (MAHAMS) certification. Congratulations to Supervisor Orkiseski.

Director Beaulieu updated the Board on tenant concerns addressed at recent HHA meetings:

The overfilled dumpster has been emptied and is still on the property to be filled a second time.

Tenant concerns of a rat on the property were investigated and it was determined a rat was present. More rats may be present on the property; the cause of the rat(s) is bird feeders on the property that leave seed on the ground. We may have to ask residents to take down any bird feeders on the property to address this problem.

Chairman Johannes asked the Norma Oliver Village residents in attendance for an update on the progress of formation of a Resident Council. Resident Mary Lou McKeone informed the Board that she is going to have the backup documentation on the official vote for the Council sent over to Director Beaulieu. The next step in the formation of the Council is for the Council to provide HHA management a copy of their official By-Laws; these are not yet complete but will be provided once they are. Director Beaulieu will attempt to obtain sample Memorandum of Understanding (MOU) documents from other housing authorities in the hope we can use them to create one for HHA and the NOV Resident Council.

Other Business:

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to schedule the next Board meeting for Thursday, September 8, 2022 at 6:30 p.m. at the Brigham Circle Community Center.

Commissioner Domenicucci expressed interest in officially scheduling the HHA Board Meetings for alternating months at the Norma Oliver Village and Brigham Circle community centers so as to make the meetings equally accessible to all of our residents. Commissioner Cressy expressed concern over confusion on the location of the meetings; Director Beaulieu will take care to properly label and "highlight" the location of all meetings on the agendas. Upon a motion by Stephen Domenicucci, duly seconded by Bryan Johannes, the Board voted UNANIMOUSLY 4-0 to alternate the location of HHA board meetings each month between the Norma Oliver Village and Brigham Circle community centers.

Executive Session:

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to adjourn at 7:30 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary