

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Bryan Johannes, called the meeting to order at 6:33 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, Christine Dimare
Members Absent: N/A
Others Present: Jaclyn Beaulieu, public attendees

The public hearing and resident advisory board (RAB) meeting on the Hudson Housing Authority FY2023-2027 HUD Capital Fund Program 5-Year Action Plan was held. Several residents and/or members of the public were in attendance. Director Beaulieu presented the Plan and explained the proposed projects for each of the 5 years in the Plan.

Current projects include the development-wide appliance replacement project and the development-wide window replacement project. Projects given priority in the first two years of the plan include upgrades to the trash sheds, handicap unit upgrades, exterior building light upgrades, upgrades to the boilers, and fire alarm system upgrades. Clarification was given that the 5-Year Action Plan is a "rolling" plan that is adjusted yearly. Commissioners had no proposed revisions on the Plan. Chairman Johannes voiced his desire for HHA to look into the installation of a permanently-installed generator for the community center, but he and Director Beaulieu agreed this could be a project potentially funded through the operating fund. Chairman Johannes opened up the floor to residents and/or members of the public to make comments on the Plan. Resident K. Mayo commented that she also would like to see a generator installed at the community center. There were no additional public comments.

The Board reviewed the Civil Rights Certification form (HUD-50077-CR) that is required annually as part of the 5-Year Action Plan.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 to approve the rolling Hudson Housing Authority FY2023-2027 HUD Capital Fund Program 5-Year Action Plan, as presented, and to approve Chairman Johannes to sign the Civil Rights Certification form.

Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 to approve the minutes of the February 9, 2023 regular meeting.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 5-0 to approve the minutes of the February 9, 2023 executive session meeting.

The Board reviewed the Budget Comparative report 10/1/2022 through 1/31/2023. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 to approve the HHA budget comparatives for 10/1/2022 through 1/31/2023, as presented.

Commissioners reviewed the Accounts Payable report for February 2023. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to approve the Accounts Payable report for February 2023, as presented.

Commissioners reviewed the Warrants to Transfer Funds for February 2023, the Payroll Warrants for February 2023, and the Housing Assistance Payments Warrants for February 2023 and March 2023. There were no comments and the warrants were signed by Chairman Johannes.

Project 667-1&2 Brigham Circle Call Box (Intercom & Door Buzzer) Replacement (FISH #141071)
Construction on this project is nearing completion and a final walk through with the designer of this project for punch-list items is scheduled for March 16.

Project 667-2 Brigham Circle Window Replacement Project (FISH #141072)
This project is currently awaiting a fee proposal from designer Andrew Brockway.

Project 667-2 Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade (FISH #141073)
DHCD has approved the fee proposal submitted by BLW Engineers, Inc. for designer fees on the Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade project in the amount of \$75,000. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 to accept the fee proposal from BLW Engineers, Inc. in the amount of \$75,000 and to designate Jaclyn Beaulieu as contract officer, and Bryan Johannes as secondary contract officer.

Project 91-1 Norma Oliver Village Appliance Replacement development wide
Installation of appliances is ongoing; about half of the property is completed. Feedback from residents has been very positive.

Project 91-1 Norma Oliver Village Window Replacement Project
The notice to proceed for the NOV Window Replacement Project was issued on February 15, 2023. The windows are currently on order.

HUD has finally published the HOTMA Final Rule in the federal register. HOTMA includes several changes to requirements for the federal public housing and Section 8 programs that will affect many of our residents and program participants. There will now be an income limit for continued eligibility in federal public housing. We are currently waiting on further guidance from HUD on changes and implementation.

Director Beaulieu updated the Board on resident matters:

The materials for the key fob access system at the Norma Oliver Village community center are on order by the contractor. We are currently waiting on an estimated start date for this project.

Chairman Johannes opened the floor to public attendee comments:
There were no new comments.

Other Business:

The next meeting will take place on Thursday, April 13, 2023 at 6:30 p.m. at the Brigham Circle community center, 6 Brigham Circle, Hudson, MA.

Executive Session: None.

Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to adjourn at 7:33 p.m.

Respectfully submitted,
Jaclyn A. Beaulieu, Secretary

