

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman Bryan Johannes called the meeting to order at 6:48 p.m.

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

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

The public hearing on the Hudson Housing Authority FY2024-2028 HUD Capital Fund Program 5-Year Action Plan was held. No 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 trash shed replacement project and the development wide boiler system upgrade project. Projects given priority in the first two years of the new plan include an interior common area door replacement project, fire alarm upgrades, a door buzzer entry system upgrade project, exterior building light upgrades, and miscellaneous site work around the property. Commissioners had no proposed revisions on the Plan. The Resident Advisory Board (RAB) met on March 12, 2024; there were no comments made by the RAB to change the policy as it was presented. There were no public comments made at the public hearing.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to approve the rolling Hudson Housing Authority FY2024-2028 HUD Capital Fund Program 5-Year Action Plan, as presented, and to approve Chairman Johannes to sign the Civil Rights Certification form for submission with the Plan.

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to approve the minutes of the March 14, 2024 regular meeting, as presented.

The Board reviewed the 10/1/23 through 2/29/24 budget comparative report. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 3-0 to approve the 10/1/23 through 2/29/24 budget comparative report, as presented.

Commissioners reviewed the Accounts Payable report for January 2024 and March 2024. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to approve the Accounts Payable reports for January 2024 and March 2024, as presented.

Commissioners reviewed the Warrant to Transfer Funds for March 2024, the Payroll Warrants for March 2024, and the Housing Assistance Payments Warrant for April 2024. Chairman Johannes signed the warrants.

Project 667-2 Brigham Circle Window Replacement Project (FISH #141072)
The Board reviewed a correction to Change Order #01 that was approved at the last meeting. The total dollar value of the change order has slightly decreased. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to approve updated Change Order #01 for the 667-2 Brigham Circle Window Replacement Project in the amount of \$3,119.20, as presented.

Project 667-2 Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade (FISH #141073)

The Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade project is currently out to bid with a bid opening date of April 27, 2024.

Project MA091-1 Norma Oliver Village Mechanical and Boiler Systems upgrade
The design review is almost complete; this project will be ready to bid in the next few weeks.

Project MA091-1 Norma Oliver Village Trash Shed Upgrade
The Board reviewed the bids for the Norma Oliver Village Trash Shed upgrade project. There were six bids received. The apparent low bidder is Katco Contracting Inc. with a bid of \$58,700; the next low bid was \$59,777. The cost estimate was \$65,000 so the bid is within the budget. Based on references obtained by Designer Brockway on Katco Contracting, Inc., he has recommended approval of their bid as the lowest responsible and eligible bidder for the project. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 3-0 to accept the lowest responsible and eligible bid from Katco Contracting, Inc. for the Norma Oliver Village Trash Shed upgrade project in the amount of \$58,700, and to enter into a contract with Katco Contracting, Inc. with Jaclyn Beaulieu as contract officer.

Project 689 49 Washington Street 2nd Floor Kitchen Upgrade (FISH 141415)
The schematic design is underway by Vance Architects.

The Board reviewed a letter dated March 15, 2024 from the Law Offices of Nelson C. Chang notifying HHA of our right of first refusal on a unit at 278 Manning Street, Unit 1101 that is up for sale by the owner. Two opinions of value from two licensed real estate brokers were provided, valuing the unit at \$243,000.00 and \$247,457.00, yielding an average of \$245,228.50. Commissioners reviewed the attached paperwork provided on the unit, including the applicable deed rider. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to not exercise the HHA's right of first refusal to purchase 278 Manning Street, Unit 1102, Hudson.

Other Business:

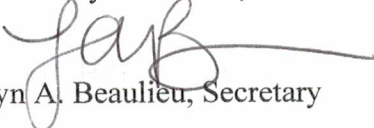
The next meeting will take place on Thursday, May 9, 2024 at 6:30 p.m. at the Brigham Circle community center, 6 Brigham Circle, Hudson, MA. The June meeting will take place on Thursday, June 13, 2024 at 6:30 p.m. at the Brigham Circle Community Center in conjunction with the public hearing on the Brigham Circle Annual Plan.

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 3-0 by roll call to enter into executive session at 7:39 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
	Bryan Johannes:	Yay

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to adjourn at 7:50 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary