

Special Joint Meeting

May 15, 2025

At a special joint meeting of the Hudson Housing Authority (HHA) Board of Commissioners and Assabet Valley Affordable Housing, Inc. (AVAH), AVAH President Bryan Johannes called the meeting to order at 5:11 p.m.

The meeting took place at the Hudson Housing Authority office, 8 Brigham Circle, Hudson, MA 01749.

HHA Members Present:	Stephen Domenicucci, Sarah Cressy, Christine Monteiro, Cynthia Janeiro-Ehlke, Christine Dimare
HHA Members Absent:	None
AVAH Members Present:	Bryan Johannes, Stephen Domenicucci, Scott Duplisea, Sarah Cressy, Cynthia Janeiro-Ehlke, Jacyn Beaulieu
AVAH Members Absent:	Joseph Leandres, Anne Marie Lourens, Mary Lou McKeone
Others Present:	AVAH Atty. Teresa Santalucia

During the meeting, Assabet Valley Affordable Housing, Inc. adopted new By-Laws that give the Hudson Housing Authority Board of Commissioners the responsibility of annually electing the directors of the AVAH board of directors. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to adopt the Assabet Valley Affordable Housing, Inc. By-Laws, as applicable to the Hudson Housing Authority.

Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 5-0 to appoint the following slate of directors to the Assabet Valley Affordable Housing, Inc. Board of Directors, effective immediately:

Stephen Domenicucci
Sarah Cressy
Cynthia Janeiro-Ehlke
Christine Monteiro
Christine Dimare
Jaclyn Beaulieu
Scott Duplisea
Anne Marie Lourens
Joseph Leandres

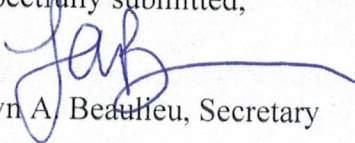
The Board reviewed an Administrative Services Agreement between HHA and AVAH for HHA to provide administrative services and day-to-day management of AVAH. The contract provides a \$100 per month stipend paid to HHA for HHA's services. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 to enter into an Administrative Services Agreement with Assabet Valley Affordable Housing, Inc, as presented. Jaclyn Beaulieu will act as contract officer on behalf of HHA.

The Board reviewed a Management Agreement between HHA and AVAH for HHA to act as managing agent for property owned by AVAH, including the two rental condominiums. The Agreement provides 6% of gross revenues collected on behalf of the managed property to be paid by AVAH to HHA. Upon

a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to enter into a Management Services Agreement with Assabet Valley Affordable Housing, Inc, as presented. Jaclyn Beaulieu will act as contract officer on behalf of HHA.

Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 to adjourn at 6:18 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary