

**Regular Meeting**

**July 10, 2025**

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman Stephen Domenicucci called the meeting to order at 6:33 p.m.

The meeting took place at the Brigham Circle Community Center, 6 Brigham Cir, Hudson, MA 01749.

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

The public hearing on the Hudson Housing Authority federal programs 5-Year Plan for 2025-2029 and Annual Plan for 2025 was held.

Director Beaulieu presented the Plan and reviewed with the Board and attendees. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families. This Plan also includes updated versions of the Admissions and Continued Occupancy Policy (ACOP) and Section 8 Administrative Plan.

There were no public comments made at this public hearing.

Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to close the public hearing.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to approve Hudson Housing Authority federal programs 5-Year Plan for 2025-2029 and Annual Plan for 2025, as presented.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to adopt the Statement of Significant Amendment, as presented.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to adopt the Admissions and Continued Occupancy Policy (July 2025), as presented.

Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to adopt the Section 8 Administrative Plan (July 2025), as presented.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to approve the minutes of the June 12, 2025 regular meeting, as presented.



The Board reviewed the 10/1/24 through 5/31/25 budget comparative report. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the 10/1/24 through 5/31/25 budget comparative report, as presented.

Commissioners reviewed the Accounts Payable report for June 2025. Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to approve the Accounts Payable report for June 2025, as presented.

Commissioners reviewed the Warrant to Transfer Funds for June 2025, Payroll Warrants June 2025, and the Housing Assistance Payments Warrant for July 2025. Chairman Domenicucci signed the warrants.

Project 667-2 Brigham Cir ARPA Fed Pacific Replacement and Fire Alarm Upgrade (FISH #141073)  
Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to approve the Certificate of Final Completion (CFC) for the Brigham Circle ARPA Federal Pacific Replacement and Fire Alarm Upgrade Project (FISH 141073), as presented.

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)  
The Board reviewed the bid results. EOHLC rejected the apparent low bid from Massfloors, Inc. of \$498,000 because they have exceeded their DCAMM Aggregate Work Limit of \$1,000,000. Therefore, the low bidder is CJM Services, Inc. with a bid of \$525,645. EOHLC reviewed the bid and the bid is in order. Designer Andrew Brockway reviewed references from CJM Services, Inc. and has recommended that HHA accept their bid. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 to accept the bid from CJM Services, Inc. in the amount of \$525,645 for the Brigham Circle Common area Floor Replacement Project (FISH 141420), and to enter into a contract with Jaclyn Beaulieu as contract officer, and Stephen Domenicucci as secondary contract officer.

Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)  
A work order for this project as been created by EOHLC. This goal of this project is to repair and repave roadways and walkways throughout Brigham Circle, as needed. We also hope to update the entryway to the property, and determine if we can update and/or add more parking around the property. The initial budget for this project is \$748,000. EOHLC has selected Allen & Major Associates, Inc. as the designer for this project. Upon a motion by Sarah Cressy, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 4-0 approve the contract with Allen & Major Associates, Inc. in the amount of \$75,200 for the Brigham Circle Site Work and Paving project, with Jaclyn Beaulieu as contract officer and Stephen Domenicucci as secondary contract officer.

Project MA091-1 Norma Oliver Village Community Center Generator  
Submittals from the contractor are currently under review by the designer.

Project 689: 49 Washington Street 2<sup>nd</sup> Floor bathroom upgrade (FISH 141421)  
Construction on this project is scheduled to begin on July 14 and is expected to be done by Labor Day.

The August meeting will include a proposed budget revision for the FY25 budget to make some minor changes to administrative salary proration between programs at the request of our auditors, and to update some maintenance budget items in the 400-1 program.



The August meeting will include the Annual Meeting of the Board of Commissioners to vote on this year's slate of officers. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 4-0 to hold the Annual Meeting of the Board of Commissioners during the regular meeting of the Board of Commissioners in August 2025.

Other Business:

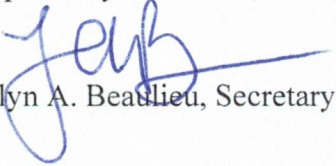
There were no comments from public attendees on agenda items.

The next meeting will take place on Thursday, August 21, 2025 at 6:30 p.m. the Brigham Circle community center.

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 to adjourn at 7:41 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu, Secretary

