

Regular Meeting

July 9, 2026

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairwoman, Sarah Cressy, called the meeting to order at 6:35 p.m.

The meeting took place at the Brigham Circle Community Center, 6 Brigham Circle, Hudson, MA 01749. All commissioners present were physically present at the meeting – none were virtual.

The meeting included a virtual call-in option via Zoom virtual conference to live view the meeting; the meeting was recorded via Zoom. The access information for the meeting was as follows:

<https://us02web.zoom.us/j/86052836326?pwd=zmKH2RaSTAXsBMUrovxJ49VBzsL1Kf.1>

Meeting ID: 860 5283 6326

One tap mobile

Passcode: 525176

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

The Board welcomed new commissioner, Patricia Russell, who is the Town Tenant Board Member, to the Board. There were questions from some public attendees about Ms. Russell's appointment to the Board. The Town Tenant Board Member is appointed by the Town's select board; Ms. Russell was appointed by the Hudson Select Board on July 6, 2026.

The public hearing on the EOHLC Hudson Housing Authority Annual Plan for FY 2027 was held.

The Annual Plan is intended to provide insight into the Authority's operations and plans for the coming fiscal year as they affect the Authority's state-aided public housing. Some of the elements of the Plan are: proposed 5-year capital plan, maintenance and repair plan, current operating budget, responses to any Performance Management Review (PMR) findings, a list of housing authority policies, and a list of waivers from EOHLC.

Director Beaulieu presented the Plan. We are currently working on a development-wide common area flooring replacement project at Brigham Circle and, a development-wide hot water heater replacement project at Brigham Circle, a development-wide site work and paving project at Brigham Circle, a side ramp upgrade project at our 689 property at 49 Washington Street, and a back deck rehab project at our other 689 property at 8 Irving St. Obviously, this is a long list of active projects, and those will take up much of the current year's and next couple of years' funding. The 3-year capital plan prioritizes as our next project a development-wide power washing/painting/shutter replacement at Brigham Circle, a 1st floor kitchen upgrade at 49 Washington Street, and a bathroom upgrade project at 8 Irving Street. The capital plan is updated yearly as priorities and funding changes.

The other elements of the plan were also reviewed, including the PMR results from FY25, the current policy list, and the current waivers from EOHLC (the only waiver we currently have from EOHLC for public housing is for biennial recertifications).

There were no public comments made at this public hearing.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted

UNANIMOUSLY 3-0 to close the public hearing. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to approve the EOHLC Hudson Housing Authority Annual Plan for FY27, as presented, for submission to EOHLC.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Patricia Russell, the Board voted UNANIMOUSLY 3-0 to approve the minutes of the April 23, 2026 special meeting and the minutes of the May 14, 2025 regular meeting, as presented.

The Board noted receipt of the 10/1/25 through 4/30/26 budget comparative report. The Board reviewed the 10/1/25 through 5/31/26 budget comparative report. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to approve the HHA budget comparative report for 10/1/25 through 5/31/26, as presented.

Commissioners reviewed the Accounts Payable reports for May 2026 and June 2026. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 3-0 to approve the Accounts Payable reports for May 2026 and June 2026, as presented.

Commissioners reviewed the Warrants to Transfer Funds for May 2026 and June 2026, the Payroll Warrants for May 2026 and June 2026, and the Housing Assistance Payments Warrants for June 2026 and July 2026. There were no comments. Chairwoman Cressy signed the warrants.

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)

The flooring for 667-2 was received and installed. Construction is ongoing, with most of the project now completed. We are still waiting on some stair treads and nosings to come in, and once they are received by the contractor will be scheduled for installation. A punch list of 667-1 was created this morning; contractor to commence punch list over the next few days.

Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)

Final 100% construction documents are being finished. This project should hopefully be going out to bid in the next several weeks.

Project 667-1&2 Brigham Circle Hot Water Heater Replacement (FISH 141423)

Construction has begun on this project. Installation in Buildings 1-5 is complete, however, we are working with the contractor on adjusting water temperatures in some of the buildings. The water heaters for 667-2 have not yet been received by the contractor. Construction will be scheduled once they are in hand.

Project MA091 Norma Oliver Village Interior Door Replacement & Access Control Improvements Notice to Proceed was issued June 3, 2026 to New Kappa City Construction, Inc. The contractor is working on submittals and will be making visits out to the site to take measurements and devise a construction plan with the electrical contractor.

Project 689: 49 Washington Street Side Ramp Upgrade (FISH 141426)

The contractor is still waiting on the building permit from the Town; construction cannot begin until the building permit is in hand.

Project 689: 8 Irving Street Back Deck Rehab (FISH 141424)

The back deck rehab project is currently out to bid on projectdog.com. A pre-bid walk-through was held this morning; the bid deadline is July 16, 2026 at 2:00 p.m.

The Board reviewed Amendment #13 to the Contract for Financial Assistance (CFA) 5001 with EOHLC for continued funding through FY29. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 3-0 to adopt Amendment #13 to the Contract for Financial Assistance (CFA) 5001 in the amount of \$277,516.68, funding the FY29 formula funding award for state housing programs.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 3-0 to defer the annual meeting of the Board of Commissioners and annual election of officers to the August meeting, and to have this item at the beginning of the agenda.

The Board deferred the nomination of one commissioner to serve as the appointee to the Community Preservation Committee to the August meeting.

Other Business:

The Board noted the resignation of employee Lucas Breton, effective July 10, 2026.

Resident Mary Lou McKeone made a request to have the bushes trimmed at the entrance to the Brigham Circle property. She has concerns with the Select Board's appointment of Commissioner Russell as the Town Tenant Board Member. She also requested that the maintenance team leave brooms and mops in the laundry rooms at Norma Oliver Village for use by the residents.

Resident Kristine Demarco stated she has a safety concern with people parking along the roadway at Norma Oliver Village. Additionally, she requests that the Board review the parking policy for Norma Oliver Village and set up a towing policy for her to have vehicles towed from her parking spot. Ms. Demarco does not want HHA to re-hire the maintenance department position vacated by Mr. Breton; she believes it would be more cost effective to hire contractors to complete the tasks required by the maintenance position, and would like HHA to contract with contractors instead. She also stated that if commissioner Cressy does not voluntarily resign from the HHA Board, she will demand her removal by the Town.

Director Beaulieu to send out an email to directors of the Assabet Valley Affordable Housing, Inc. to schedule the annual meeting of the Board of Directors sometime in August.

The next meeting will take place on August 13, 2026 at 6:30 p.m. at the Norma Oliver Village Community Center.

Executive Session:

There was no executive session.

Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 3-0 to adjourn at 8:22 p.m.

Respectfully submitted,

Jaclyn A. Beaulieu, Secretary

