

MINUTES
Special Meeting
Framingham Housing Authority
November 21, 2024

1. Roll Call: @ 2:18 PM
Present:
Robert F. Downing
Stephen Joyce, via phone
Roberta Roberti
Robert L. Merusi
Janice M. Rogers

2. NEW BUSINESS
 - a. Motion to approve 2025 Budget
 - 400-1
 - 400-9
 - 689
 - MRVP

Paul, Jenna Milne, Fee Accountant, is also present, via phone. We received the budget guidelines at the end of September. The figures today do not include any appropriation for Carlson Crossing West, hopefully you will see early next year. We are in great financial shape. We have done a lot of capital projects; we continue to get capital dollars. With that, I will let Scott explain where we are at.

Scott, As Paul mentioned the State guidelines came out in September, with that they provided a 12% ANUEL (this is non-utility costs excluding non-routine) .

Admin union salaries are budgeted at an increase of 4% per contract.
Maintenance salaries are budgeted at an increase of a floor of 3.5% per contract, but are subject to increase as of April 1, 2025, if DLI wages are above 3.5%.
Admin non-union salaries are budgeted at an increase of 9% per budget guidelines.

Insurance and employee benefits expenses in the 2025 budget increased approximately 12% and 4% respectively. State property insurance was estimated to increase by 20% in the 2025 budget.

Contract costs in the 2025 budget were increased by 4% overall.

The State allowing FHA to retain 100% of our solar net metering income in 2025. Same as 2024.

We use admin fees to support Section 8 in 2025.

Reserves are in great shape. The 2025 budget maintains program reserve levels above EOHLC (35%) and HUD (40%) recommendations.

Commissioners questioned the 9% increase, lengthy discussion on increase and the budget. Questions were asked and answered. Commissioner Merusi asked for an overview on how Scott prepares the budget. Jenna also spoke.

b. Motion to approve the 2025 Public Housing Operating Budget

Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Merusi, it was voted to approve the 2025 Budget

- 400-1
- 400-9
- 689
- MRVP

the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert F. Downing	
Stephen Joyce	
Robert L. Merusi	
Roberta Roberti	
Janice M. Rogers	

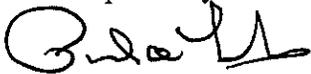
a. Motion to approve the 2025 Public Housing Operating Budget

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, it was voted to approve the 2025 Public Housing Operating Budget, the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert F. Downing	
Stephen Joyce	
Robert L. Merusi	
Roberta Roberti	
Janice M. Rogers	

3. ADJOURNMENT - Upon roll call vote, motion by Commissioner Roberti, seconded by Commissioner Merusi, meeting was adjourned @ 2:55 PM.

Respectfully Submitted



Paul Landers
Executive Director