

**MINUTES**  
**Regular Meeting**  
**Framingham Housing Authority**  
**February 10, 2025**

1. Roll Call: @ 2:02 PM  
**Present:**  
Robert F. Downing  
Stephen Joyce  
Robert L. Merusi, via phone  
Janice M. Rogers
2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:
  - a. Regular Meeting held on January 13, 2025.

Upon roll call vote, motion by Commissioner Downing, seconded by Commissioner Joyce, the Minutes of the Regular Meeting of the Board held on January 13, 2025, were approved; the ayes and nays were as follows:

**Ayes**

**Nays**

- Robert F. Downing  
Stephen Joyce  
Robert L. Merusi, via phone  
Janice M. Rogers
3. COMMUNICATION
  4. TENANT AND PUBLIC CONCERNS OR COMMENTS  
None
  5. FINANCIALS
    - a. Approval of Bills
    - b. Credit Card Statement - have not received monthly invoice as of today
    - c. Financial Statement review

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Downing, the bills were approved; the ayes and nays were as follows:

**Ayes**

**Nays**

Robert F. Downing  
Stephen Joyce  
Robert L. Merusi, via phone  
Janice M. Rogers

## 6. REPORT OF THE EXECUTIVE DIRECTOR

Board packet Department monthly reports.

Work orders, Public housing, Section 8, FSS program and Resident

Services information. [Discussion] Inspection updates all property if applicable.

Paul,

- Evictions – 2 empty units in bad shape, applaud the work of Helen, Crystal, Maeve and Ryan. 2 years to eviction a tenant
- Working on city houses, to get ready for city to rent.
- Working on planned work for the Musterfield: met with landscape Architect, small retention areas have to be re-worked
- Arsenal Road, replacement of trees, 7 new benches
- Snow events

Commissioner Merusi, questions asked and answered. Discussion on the homeless, Memorial House and police liaison report.

Commissioner Merusi mentioned dog issues. Paul, Commissioner Downing has reached out already regarding this. The problem - our legal staff doesn't feel even though our pet policy says "aggressiveness, Pitbull and over 40 pounds", is not enough to win a case.

Commissioner Downing, we are going to have a sub-committee meeting with animal control next week. If anyone would like to be a part of it.

Ryan, I do not want to change the policy for a couple of bad eggs, for the most part people follow the rules, the companionship it brings our elderly and disabled including our families, they learn a lot about responsibility. Everything needs to be taken into account. Discussion continued.

Chairman Rogers, the board welcomes Officer Lewis! Officer Lewis, I am excited for the challenges ahead. Sargeant Ball was also present at the meeting.

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Downing, the Executive Director's report was accepted; the ayes and nays were as follows:

### Ayes

Robert F. Downing  
Stephen Joyce  
Robert L. Merusi, via phone  
Janice M. Rogers

### Nays

7. UNFINISHED BUSINESS

8. NEW BUSINESS

- a. Motion to approve entering into a contract with the low bidder Varieka construction in the amount of \$181,800.00 (which includes accepting the Base Bid and accepting alternates 1,2,3) for the bathroom renovation project on John J. Brady Drive.

Upon roll call vote, motion by Commissioner Downing, seconded by Commissioner Joyce, it was voted to approve entering into a contract with the low bidder Varieka construction in the amount of \$181,800.00 (which includes accepting the Base Bid and accepting alternates 1,2,3) for the bathroom renovation project on John J. Brady Drive; the ayes and nays were as follows:

Ayes

Nays

Robert Downing  
Stephen Joyce  
Robert L. Merusi, via phone  
Janice M. Rogers

- b. Motion to extend the as-needed Tree Service contract with Stumpy's Tree Service for one (1) additional year, as stipulated in the original contract, at the rates quoted.

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Downing, it was voted to extend the as-needed Tree Service contract with Stumpy's Tree Service for one (1) additional year, as stipulated in the original contract, at the rates quoted; the ayes and nays were as follows:

Ayes

Nays

Robert Downing  
Stephen Joyce  
Robert L. Merusi, via phone  
Janice M. Rogers

- c. Motion to extend the Fire Alarm Inspection & Repairs Service Contract with Aetna Fire Alarm Service Co., Inc. for one (1) additional year, as stipulated in the original contract, at the rates quoted.

Upon roll call vote, motion by Commissioner Downing, seconded by Commissioner Joyce, it was voted to extend the Fire Alarm Inspection & Repairs Service Contract with Aetna Fire Alarm Service Co., Inc. for one (1) additional year, as stipulated in the original contract, at the rates quoted; the rates quoted; the ayes and nays were as follows:

**Ayes**

Robert Downing  
Stephen Joyce  
Robert L. Merusi, via phone  
Janice M. Rogers

**Nays**

**9. OPERATIONS AND MODERNIZATION DEPARTMENT UPDATES**  
**Maintenance, capital projects Change Orders, Substantial Completion, Final**  
**Completion and Application for Payments. Safety, future planning**

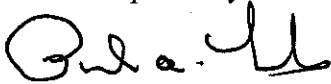
Kristin went over her report:

Rose Kennedy Lane Federal Pacific Panel Replacement & Master Meter Compliance Project #100292 (ARPA Target Award State), Common Entry Door Replacement Rose Kennedy Lane Project #100279 (state), Fire Alarm and Fire Protection Upgrades at Everit, Hastings, Memorial, Underwood and Temple #100263 (ARPA Target Award State), John J. Brady Drive Shutter Replacement, entry painting and building power washing (federal), John J. Brady Drive Fence Replacement (Federal), St Lo Projects (state): 1. Roof Replacements Project #100321) 2. Trash Corral Fence Replacement Phase 2 Project #100323 and Arsenal Road Common Hallway Painting Project #100299).

Commissioner Merusi, Kristin, moving forward can you please be more specific when identifying the source of the funds. Kristin, yes, I will do that.

10. ADJOURNMENT - Upon vote. motion by Commissioner Joyce, seconded by Commissioner Downing, meeting was adjourned @ 2:38 PM.

Respectfully Submitted



Paul Landers  
Executive Director