

MINUTES
Regular Meeting
Framingham Housing Authority
April 13, 2026

1. Chairman called the meeting to order at 2:00 PM

Present:

Robert F. Downing
Deborah Lakin
Robert L. Merusi
Janice M. Rogers

Absent:

Stephen Joyce

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

- a. Regular Meeting held on March 9, 2026

Upon vote, motion by Commissioner Downing, seconded by Commissioner Merusi, the Minutes of the Regular Meeting of the Board held on March 9, 2026, were approved; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
4	0

3. COMMUNICATION

- a. Clerical Union Contract January 1, 2026, to December 31, 2028
(the union contract was ratified)

Paul, there were no changes to the structure of the contract just the wages which was 3%, same as maintenance received.

4. TENANT AND PUBLIC CONCERNS OR COMMENTS

Paul, Julia is joining us from Worcester State to see what a board meeting goes like. One of her classes she needs to take, American Government, it is not part of her major.

5. FINANCIALS

- a. Approval of Bills
- b. Credit Card Statement
- c. Financial Statement review

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

<u>Ayes</u>	<u>Nays</u>
4	0

Upon vote, motion by Commissioner Merusi, seconded by Commissioner Lakin, it was voted to approve the credit card statement; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
4	0

6. REPORT OF THE EXECUTIVE DIRECTOR

Paul provided the following report:

Helping Steve with spring projects, getting all sites cleaned up.

Projects on federal side: rebuilding stone retaining wall on JJB

Bushes removed this week

Fence work going on

Also tied to some of our federal capital plan. Tied to our 2022 plan.

Trying to get all expended by May which is when it is due to be expended by.

The future of Brady Drive, we should really look at repositioning and going to a project-based development. That will be the last federal piece we have. All the signals tell us that the federal government would love to get out of the public housing business and go to more of a model like we have at Carlson Road. Where everybody living here is on a federal voucher. Framingham Housing Development Corp. operates that division of Brady Drive.

Our good years of capital will slowly come to an end. If we go to project based, we can operate it lucratively, cash flow will be there. It's just something I think we will have to face in another year or two.

Commissioner Merusi, if you did go to project based, how would you handle capital improvements over the years. Paul, our capital will drastically go down in 2027, we only have 110 units under HUD. Plan on cash flow then separate operating costs. Say you have 100 vouchers paying you, what comes out of that, if you can put an amount in reserves. Paul, I am not saying they are going to force us to do this, I am just saying this may be our future.

Paul, so we are working on old federal projects and the new one that we will vote on today. Scott, I, Kim, Kristin went over the grants that we have to project and start using. We never want to give meoney back.

Also putting in two new speed signs on Arsenal Road. They are solar.

Commissioner Downing, what did you do to come to this determination? did you use any speed study? what are the signs are going to cost? what made you come to this determination, are you going to use speed humps.

Paul, it's been on the traffic Roadway Safety Committee (TRSC) for a long time now. City Councilors reached out, I met with the traffic engineers. We had a mutual agreement with the DPW with who does what. Paul, talk was putting out temporary speed bumps and trying those out.

Commissioner Dowling, I don't believe the sign is going to deter people.

Paul, I don't care for speed bumps, hard for plows.

Commissioner Downing, I believe there are other traffic control measures that can be taken. Something to think about. I can help if need be.

Discussion continued, Police Liaison, Officer Lewis. During the day speeding is not bad, it's at night. Commissioner Downing, can you please send me the new data. Officer Lewis, yes, we can pass that long.

Rose Kennedy Lane, Geothermal update: still waiting to hear from HLC on what they think they can contribute.

Wet Crawl spaces on left side at RKL different times of year we have to pump out and dry them. Now Eversource wants the crawl spaces addressed before they put any type of equipment in there. This will add to project cost and be housing's responsibility.

We are looking for an MOU from HLC to operate the system, not sure how well that went over.

Commissioner Merusi, why would we consider the project unless we are saving huge amounts of money annually on our bills. What benefit is it to us.

Paul, we would need an agreement to be covered for maintenance costs.

PMR (Performance Management Review) coming up on May 4th – that is when the state comes out and looks at our units, our work orders, our empties. We had a meeting, met our new contact for HLC.

Upon vote, motion by Commissioner Downing, seconded by Commissioner Merusi, it was voted to accept the Report of the Executive Director; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
4	0

7. UNFINISHED BUSINESS

- None

8. NEW BUSINESS

- a. Motion to approve entering a contract with Varieka Construction in the amount of \$200,300, which includes the base bid plus alternates 1 and 2, for Phase 2 of the bathroom renovation project on John J. Brady Drive.

Upon roll call vote, motion by Commissioner Lakin, seconded by Commissioner Merusi, It was voted to approve entering a contract with Varieka Construction in the amount of \$200,300, which includes the base bid plus alternates 1 and 2, for Phase 2 of the bathroom renovation project on John J. Brady Drive; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert Downing	
Deboarh Lakin	
Robert L. Merusi	
Janice M. Rogers	

- b. Motion to approve the final completion for the Arsenal Road Hallway Upgrade project 100299 at a final cost of \$62,029.10

Upon roll call vote, motion by Commissioner Downing, seconded by Commissioner Lakin, it was voted to approve the final completion for the Arsenal Road Hallway Upgrade project 100299 at a final cost of \$62,029.10; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert Downing	
Deboarh Lakin	
Robert L. Merusi	
Janice M. Rogers	

- c. Motion to approve Change order #4 in the amount of \$1,080.03 for the Targeted Fire Alarm System Upgrade project #100263.
(This is for several existing magnetic door holder devices that were identified that were previously controlled by the old system but are not currently integrated with the new fire alarm system at Temple).

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, it was voted to approve Change order #4 in the amount of \$1,080.03 for the Targeted Fire Alarm System Upgrade project #100263; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert Downing	
Deboarh Lakin	
Robert L. Merusi	
Janice M. Rogers	

- d. Motion to approve Change order #5 in the amount of \$3,476.50 for the Targeted Fire Alarm System Upgrade project #100263.
(This is for the Framingham Fire Department's request to add 4 red annunciator locations).

Upon roll call vote, motion by Commissioner Lakin, seconded by Commissioner Downing, it was voted to approve Change order #5 in the amount of \$3,476.50 for the Targeted Fire Alarm System Upgrade project #100263; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert Downing	
Deboarh Lakin	
Robert L. Merusi	
Janice M. Rogers	

e. Motion to approve Flat Rents effective April 1, 2026.

Upon roll call vote, motion by Commissioner Downing, seconded by Commissioner Lakin, it was voted to approve the Flat Rents effective April 1, 2026; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert Downing	
Deboarh Lakin	
Robert L. Merusi	
Janice M. Rogers	

f. Motion to approve the 2025-2029 5 Year Federal Capital Fund Plan.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Lakin, it was voted to approve the 2025-2029 5 Year Federal Capital Fund Plan; the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert Downing	
Deboarh Lakin	
Robert L. Merusi	
Janice M. Rogers	

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

Kristin,

Projects in the Bidding Phase:

1. Bathroom Renovations Phase 2
John J. Brady Drive
Funding Source: Federal

Projects in the Design Phase:

1. *Project# 100275*
Rose Kennedy Lane Paving
Funding Source: ARPA FF: Repaving Parking Lots
2. *Project#100345*
Intercom Replacement (Hastings)
Funding Source:

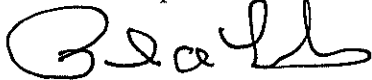
Projects In Construction:

1. *Project# 100263*
Fire Alarm and Fire Protection Upgrades at Everit, Hastings, Memorial,
Underwood and Temple.
Funding Source: ARPA Target Award State
2. *Project# 100299*
Common Area Hallway Painting Phase 3
Funding Source: State Formula Funding

10. ADJOURNMENT

Upon roll call vote, motion by Commissioner Downing, seconded by Commissioner Lakin, the meeting was adjourned at 2:50 pm.

Respectfully Submitted



Paul Landers
Executive Director