

MINUTES
Regular Meeting
Framingham Housing Authority
August 11, 2025

1. Chairman called the meeting to order at 2:02 PM

Present:

Robert F. Downing, via phone

Stephen Joyce, via phone

Deborah Lakin

Robert L. Merusi

Janice M. Rogers

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

- a. Regular Meeting held on July 21, 2025

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Downing, the Minutes of the Regular Meeting of the Board held on July 21, 2025, were approved; the ayes and nays were as follows:

Ayes
5

Nays
0

3. COMMUNICATION

- a. Press Release from the State

Paul, we had a conditional ok to move with East. Within a few days we were invited to the press conference in Winchester. There were 21 projects to be named, we were one of 3 housing authorities named. Quite a Hallelujah moment. We were very lucky and ready to move on. We were also told the bonds are all set. We have the commitment, now we have to put the construction financing together. Pre qualifications of contractors out on September 10th.

In 2022 we started asking for the money for the project and a lot has changed since. Labor has gone up, the tariffs. As you can imagine, there is a gap. We did say to EOHLC we are working on more local commitment. With the help of board member Merusi's hoping for some CPC money.

Chairman Rogers, thank you for all your hard work. To Helen and the whole team, we realize it has not been an easy task, we appreciate that.

- b. The September board meeting will be on Monday, September 15th
(change of date required due to the MassNAHRO conference)

4. TENANT AND PUBLIC CONCERNS OR COMMENTS

- None

5. FINANCIALS

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

Paul, Kim Gulley is joining us today, she is our new Finance Manager. She has been with us a number of years but stepped into this role a couple of months ago. The board congratulated Kim.

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

<u>Ayes</u>	<u>Nays</u>
5	0

Upon roll call 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>
5	0

Scott went over financials. Questions were asked and answered.

6. REPORT OF THE EXECUTIVE DIRECTOR

Paul provided the following report:

I have been working on the project. Timeline for getting contractors who quality. Also, lots of activity up at St. Lo: Roofs, fencing.

In addition, we are working on the State Plan. A big portion is the capital side, we are really trying to focus this year on Rose Kennedy Lane and Hastings, with bathroom walk in showers.

We have received an Aging in Place grant; you can use it for turnovers. If you have an aging unit, you can cut the tub, they would like to see carpeting gone replaced with plank flooring, we have plenty of money to use up and we have empties to use it on. Commissioner Merusi is this money already set aside committed to us. Paul, yes, it is ours, it was given to us a while ago, they gave us \$107,000.

Commissioner Rogers had a question on Suzanne's report. Long term care?

Paul, the family cookout for St. Lo is the 20th at 4 St. Lo
And Ice Cream Social at Hastings House is this Thursday.
Hopefully you can all attend.

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

<u>Ayes</u>	<u>Nays</u>
5	0

7. UNFINISHED BUSINESS

- None

8. NEW BUSINESS

- a. Review of the Draft 2025 State proposed Annual Plan. Public hearing/vote will take place at the September board meeting.

Kristin,

Working on Annual Plan, it's the same format, the capital improvement plan is included in there, a section for the maintenance plan, a section for operating budget, our PMR responses, findings. However, the real meat and potatoes is the capital plan. As Paul said lots going on at St Lo: roofs, fencing still have some paving, which will probably be scheduled out to the Spring. We want to move over to Rose Kennedy Lane site work: do sidewalks over, paving in parking lots, site fencing, re-do the trash corrals back to vinyl fencing. As Paul also mentioned, Hastings house bathroom tubs. Also, sprinkle a little money on vacant units.

They promised us a site initiative for sidewalk work.

Commissioner Merusi, on the 5-year plan can we get an executive summary.

Kristin, yes I will provide that next month.

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

Kristin briefly reviewed the following projects:

Projects in Construction:

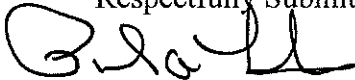
- Project #100263 Fire Alarm and Fire Protection Upgrades at Everit, Hastings, Memorial, Underwood and Temple.
Funding Source: ARPA Target Award State

- Exterior Cleaning and Repairs
Funding Source: Federal Capital (CFP24)
- Project #100321 Roof Replacement (St Lo)
Funding Source: State Formula Funding
- Project #100323 Trash Corral Replacement Phase 2 (St Lo)
Funding Source: State Formula Funding
- Project #100271 Kitchen Renovation RKL
Funding Source: ARPA Formula Funding (State)
- Project #100299 Common Area Hallway Painting Phase 3
Funding Source: State Formula Funding

10. ADJOURNMENT

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Merusi, the meeting was adjourned at 2:39 pm.

Respectfully Submitted



Paul Landers
Executive Director