

MINUTES
Regular Meeting
Framingham Housing Authority
February 9, 2026

1. Chairman called the meeting to order at 2:01 PM

Present:

Robert F. Downing

Stephen Joyce, arrived @ 2:02 PM

Deborah Lakin

Robert L. Merusi

Janice M. Rogers

2. APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

- a. Regular Meeting held on January 12, 2026

Upon vote, motion by Commissioner Downing, seconded by Commissioner Lakin, the Minutes of the Regular Meeting of the Board held on January 12, 2025, were approved; the ayes and nays were as follows:

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

Commissioner Joyce arrived @ 2:02 PM

3. COMMUNICATION

- a. Introduction: new hire, Jami Flagg, Accounts Receivable/Accounting Assistant

Jami outlined her professional background. The board welcomed her!

4. TENANT AND PUBLIC CONCERNS OR COMMENTS

None

5. FINANCIALS

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

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

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

Questions were asked and answered. The board emphasized – no credit card use and reimbursements. They want credit card in place to be used.

All invoices and receipts are monitored; there is oversight. We have a process.

Upon vote, motion by Commissioner Joyce, 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

No financials this month, working on year end.

6. REPORT OF THE EXECUTIVE DIRECTOR

Paul provided the following report:

- Snow: big storm, guys came in at 6:00 PM on Sunday, stayed until Monday at 4:30 PM. Too much snow was coming that night; we had to stay. I want to thank Steve and the crew; they did a great job we continued to move snow up until last Friday. Every site had piles that had to be trucked up to Saint Lo where we have our snow site. A lot of labor to get the place open.
- Water Main Break at Rose Kennedy Lane
- GEOTHERMAL project at Rose Kennedy Lane, working on details.

Commissioner Merusi will there ever be a true analysis of unattended costs of what it actually will save in the long road. Paul, yes, they are collecting 2 years of data.

Paul spoke of savings on the surface right now. We won't have to pay for gas anymore, electric will be substantial though to run the units. Paul, yes, there needs to be an audit. HLC will assist us with that. They will know quickly what utilities are costing them.

Commissioner Merusi, the capital costs on maintaining the Geothermal system? Paul, after 2 years there will be a line item for Geothermal repair.

Commissioner Downing, regarding officer Lewis's report. Questions were asked and answered on ongoing police liaison report issues.

- Presentation at the CPC meeting for East, for the two handicap assessable buildings, we have been asking for \$600,000.00 – meeting is tonight.

Upon 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. Motion to approve Agreement between Framingham Housing Authority and Massachusetts and Northern New England Laborers' District Council Local 272 Maintenance Employees, January 1, 2026 – December 31, 2027.

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Lakin, it was voted to approve Agreement between Framingham Housing Authority and Massachusetts and Northern New England Laborers' District Council Local 272 Maintenance Employees, January 1, 2026 – December 31, 2027; the ayes and nays were as follows:

Ayes

Nays

- Robert F. Downing
- Stephen Joyce
- Deborah Lakin
- Robert L. Merusi
- Janice M. Rogers

- b. Motion to approve Agreement between Framingham Housing Authority and the Massachusetts and Northern New England Laborers' District Council on behalf of the Framingham Housing Clerical and Administrative Staff, Local Union 272 of the Laborer's International Union of Northern America January 1, 2026 – December 31, 2027.

This vote has been Tabled, continuing with further negotiations

- c. Motion to approve change order # 1 in the amount of \$2,540.98 on the Rose Kennedy Lane Kitchen renovation project.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, it was voted to approve change order # 1 in the amount of \$2,540.98 on the Rose Kennedy Lane Kitchen renovation project; the ayes and nays were as follows:

Ayes

Nays

- Robert F. Downing
- Stephen Joyce
- Deborah Lakin
- Robert L. Merusi
- Janice M. Rogers

- d. Motion to approve change order #1 in the amount of \$-3,410.90 this is a credit for deleting the mailbox work on the Arsenal Road Hallway Project.

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Merusi
It was voted to approve change order #1 in the amount of \$-3,410.90 this is a credit for
deleting the mailbox work on the Arsenal Road Hallway Project; the ayes and nays were
as follows:

Ayes

Robert F. Downing
Stephen Joyce
Deborah Lakin
Robert L. Merusi
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,

Projects in the Design Phase:

1. Bathroom Renovations Phase 2
John J. Brady Drive
Funding Source: Federal
2. Project# 100275
Rose Kennedy Lane Paving
Funding Source: ARPA FF: Repaving Parking Lots

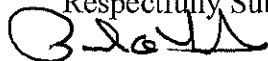
Projects In Construction:

1. Project# 100263
Fire Alarm and Fire Protection Upgrades at Everit, Hastings, Memorial,
Underwood and Temple.
Funding Source: ARPA Target Award State
2. Project 100271
Kitchen Renovations RKL
Funding Source: ARPA Formula Funding (State)
3. 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 Lakin,
the meeting was adjourned at 2:35 pm.

Respectfully Submitted



Paul Landers
Executive Director