

MINUTES
Regular Meeting
Framingham Housing Authority
March 9, 2026

1. Chairman called the meeting to order at 2:01 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 February 9, 2026

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

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

- b. Special Meeting held on February 9, 2026 (CPC)

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

<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>
3	0	1

- c. Special Meeting held on February 24, 2026

Upon vote, motion by Commissioner Lakin, seconded by Commissioner Downing, the Minutes of the Special Meeting of the Board held on February 24, 2026, were approved; the ayes and nays were as follows:

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

3. COMMUNICATION
None

4 TENANT AND PUBLIC CONCERNS OR COMMENTS
None

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

Paul,

Regarding check to Hassett Donnelly – attorneys working on an MCAD case. The chief counsel for EOHLC, Sarah O’Leary, she wanted to have Hassett Donnelly take over the case, with the mindset that if there is any kind of settlement or anything to do with the MCAD, she would be more in tuned to sharing any costs with us, she didn’t say she would pay for the attorney; yet I think with any kind of settlement or anything that Hassett Donnelly comes up with; she would be more in tuned to settling the case. That is what I got out of my meeting with her. They are working on the case now. Attorney Merrill has now become a witness. Commissioner Merusi, so, we won’t be getting any more legal bills from Attorney Merrill? Paul said unless he charges me to be on the stand on the MCAD case. We cannot say what the MCAD case is.

Upon vote, motion by Commissioner Lakin seconded by Commissioner Merusi, 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

No financials this month.

6. REPORT OF THE EXECUTIVE DIRECTOR

Paul provided the following report:

FHDC II

On the 17th of February I went up to Pittsfield, Helen met me out there. We received the next Governors award of 3.5 million for East. She is very genuine. It was a big ceremony, other authorities and developments received awards as well.

Geothermal: next phase is Rose Kennedy Lane; this project needs a lot of work. There is more and more they are pushing off on HLC to pick up the tab. I have to look out for the agency, I have to see if they are going to pick up the tab. Now we would be in charge of asbestos abatement, decommissioning the old equipment, possibly the domestic hot water. Maybe they feel so strongly about sustainability they will kick in 500,000 or 600,000 thousand dollars. There is an operational piece that HLC will have to recognize. Two or three years down the road there must be a line item in the budget to maintain the system.

I am interested to see what they say. This firm is called "HEAT" and they are the ones that have the grant. They are now reaching out to Mass Save, who has just been cut by 4 million. Now they are trying to get HLC to come in. We have lots of questions on coordination. Joe Tisoni is of course working with the Engineers; there are a lot of moving parts.

Commissioner Merusi, we are in the business of public housing, not environmental sustainability. If we start spending our money on environmental sustainability, I think it gets away from our core mission. If others want to spend their money on environmental sustainability that is their business, but I would like our money to go toward housing. Unless there is some benefit that we are going to be shown we are saving money and the benefit to the taxpayer I would not want to spend any money on environmental sustainability. Paul, to that point, I will discuss with HLC, we are not going to take it out of our future capital. If they want to stand alone. I don't know if they will. But yes, they are not going to take away from our capital. It seems like the wheels are falling off a little. I have the message. Commissioner Rogers, it seems the state is all for it, hopefully they will try to find a way. Paul, they also need to find a way to pay consultants to run it. It will be time consuming.

Commissioner Downing, Clerical Staff Contract. Paul, they have agreed to the same terms as the Maintenance Staff as of last Friday, the contract will be brought forward next month, A 3-year contract.

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

Ayes
4

Nays
0

7. UNFINISHED BUSINESS

- None

8. NEW BUSINESS

a. Motion to approve the substantial completion of the Rose Kennedy Lane

Kitchen renovation project #100271.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Lakin, it was voted to approve the substantial completion of the Rose Kennedy Lane kitchen renovation project #100271; 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 of the Rose Kennedy Lane kitchen renovation project #100271 at a final cost of \$243,240.98.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Lakin, it was voted to approve the final completion of the Rose Kennedy Lane kitchen renovation project #100271 at a final cost of \$243,240.98; 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 #2 in the amount of \$14,288.20 on the fire alarm upgrade project #100263.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Lakin, it was voted to approve the change order #2 in the amount of \$14,288.20 on the fire alarm 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 #3 in the amount \$6,358.00 on the fire alarm upgrade project #100263.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, it was voted to approve the change order #3 in the amount of \$6,358.00 on the fire alarm upgrade project #100263; the ayes and nays were as follows:

Ayes
Robert Downing
Deboarh Lakin
Robert L. Merusi
Janice M. Rogers

Nays

- e. Motion to approve the substantial completion of the Arsenal Road Hallway improvement project #100299.

Upon roll call vote, motion by Commissioner Lakin, seconded by Commissioner Merusi, to approve the substantial completion of the Arsenal Road Hallway improvement project #100299; the ayes and nays were as follows:

Ayes
Robert Downing
Deboarh Lakin
Robert L. Merusi
Janice M. Rogers

Nays

- f. Motion to approve entering into a one (1) year contract with Stumpy's Tree Service for as needed Tree Service at the rates quoted, with an option to extend the contract for one (1) additional year, at the full discretion of the FHA.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Lakin, to approve entering into a one (1) year contract with Stumpy's Tree Service for as needed Tree Service at the rates quoted, with an option to extend the contract for one (1) additional year, at the full discretion of the FHA; the ayes and nays were as follows:

Ayes
Robert Downing
Deboarh Lakin
Robert L. Merusi
Janice M. Rogers

Nays

- g. Motion to approve entering into a two (2) year contract with Dex by Terra, Inc. for Landscape Maintenance at the Musterfield at Concord Place, with an option to extend the contract for an additional (1) year, at the full discretion of the FHA.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Lakin, to approve entering into a two (2) year contract with Dex by Terra, Inc. for Landscape Maintenance at the Musterfield at Concord Place, with an option to extend the contract for an additional (1) year, at the full discretion of the FHA; the ayes and nays were as follows:

Ayes
Robert Downing
Deboarh Lakin
Robert L. Merusi
Janice M. Rogers

Nays

- h. Motion to approve entering into a two (2) year contract with Steve's Cleaning Service for Custodial Services, with an option to extend for (1) additional year, at the full discretion of the FHA.

Upon roll call vote, motion by Commissioner Lakin, seconded by Commissioner Downing, to approve entering into a two (2) year contract with Steve's Cleaning Service for Custodial Services, with an option to extend for (1) additional year, at the full discretion of the FHA; the ayes and nays were as follows:

Ayes
Robert Downing
Deboarh Lakin
Robert L. Merusi
Janice M. Rogers

Nays

- i. SEMAP (The Section Eight Management Assessment Program) Certification, Fiscal Year 2025.

This is our annual self-audit of our Section 8 Program. Our fiscal year audit, the auditors come in to audit us to verify that our self-audit was truthful.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Downing, to approve the SEMAP (The Section Eight Management Assessment Program) Certification, Fiscal Year 2025; the ayes and nays were as follows:

Ayes
Robert Downing
Deboarh 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 Bidding Phase:

Bathroom Renovations Phase 2

Funding Source: Federal

Projects in the Design Phase:

Rose Kennedy Lane Paving

Funding Source: ARPA FF: Repaving Parking Lots

Projects In Construction:

Fire Alarm and Fire Protection Upgrades at Everit, Hastings, Memorial, Underwood and Temple.

Funding Source: ARPA Target Award State

Kitchen Renovations RKL

Funding Source: ARPA Formula Funding (State)

Common Area Hallway Painting Phase 3

Funding Source: State Formula Funding

Commissioner Merusi, CPC meeting was last week. Another meeting is tonight. As of last week, we were in the lineup.

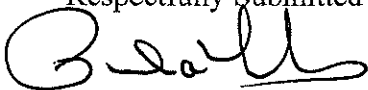
Paul,

Kristin does not give herself enough credit. She dusted off an old project at Hastings House for a new intercom system; she is working on that. An old design that was pulled out of storage. Good work Kristin.

10. **ADJOURNMENT**

Upon roll call vote, motion by Commissioner Downing, seconded by Commissioner Lakin, the meeting was adjourned at 2:36 pm.

Respectfully Submitted



Paul Landers
Executive Director