

Ludlow Housing Authority
Regular Board Meeting
Wed, July 21, 2021, 11:00 AM
Held in person at Wilson Street Community Plant
114 Wilson Street, Ludlow, MA 01056

RECEIVED
TOWN CLERK'S OFFICE
2021 JUL 16 AM 9:14
TOWN OF LUDLOW

AGENDA

1. Roll Call, Members of Authority
 - Susan Stanek
 - David Sepanek
 - Joshua Carpenter
 - Audrey Polmanteer
2. Acceptance of the Minutes of the Meeting:
 - A. Minutes from June 16, 2021
3. Payment of Bills: Detailed report
4. Financial Report:
 - A. Accountant Report: May 2021
 - B. Accountant Report: June 2021
 - C. Budget Revision Approval
 - D. CIP Change Approval
 - E. Annual Plan Approval after CIP acceptance
5. Modernization Report: Updates
 - A. Flood 106A Wilson Street: Completed
 - B. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD active
 - C. FISH # 161117 Vanity State St Development: DHCD design
 - D. FISH # 161104 Replace Windows John Thompson Manor (4) units
NTP July 26, 2021
 - E. FISH #161099 PTAC replacement with ASHP: Active
Change order #1 \$2,401.20 remove lower paneling, clean sheetrock, and paint walls.

- F. FISH # 161082 Hall Window replacement Wilson Community Room:
active
- G. FISH # 161122 Boiler replacement Chestnut Street: DHCD: Cancelled
- H. LEAN State/Hampden/Meadow NTP
- I. LEAN Wilson/New Wilson NTP
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6. Reading of the Correspondence:

- A. Public Housing Notices: Go to: MA Public Housing Notices to review
1. PHN 2021-11 End of COVID-19 State of Emergency
 2. PHN 2021-12 Agreed Upon Procedures (AUP) updates
 3. PHN 2021-13 Performance Management Review (PMR) updates
 4. PHN 2021-14 CHAMP Fair Housing Criteria for PMR

7. Old Business:

- A. Ethic Summary Information and online test: need 1 full.

B. PHN 2019-13 Technical Assistance for Vacant Land Development:

1. Hampden County Register of Deeds
2. Personal belongings (misc. debris) update
3. Trespasser of borders (From Town)

C. Chestnut Street: Senior Center movement plan: building use

8. New Business:

- A. COVID 19 Restrictions Lifted and opening plan.
- B. Available Tenant Board Position
- C. Tenant: Patricia Charbonneau, to address Board about handling of tenant parking.

9. Adjourn Meeting