

**Ludlow Housing Authority  
Board of Directors Meeting  
114 Wilson Street  
Community Room  
Ludlow, MA 01056  
Tuesday, September 17, 2024  
11:00 am**

2024 SEP 12 PM 3:21

1. Roll Call

Susan Stanek Raymond Anderson Jon Baldwin Audrey Polmanteer  
Kimberly Babin

2. Acceptance of the Minutes of the Meeting:

- A. Minutes from August 20, 2024
- B. Minutes from Special Meeting August 27, 2024

3. Payment of the Bills: Detailed report

4. Financial Report:

- A. Financial Report: July 2024
- B. Update Budget Revision FYE 09/30/2024 and new CIP VU Funding Awards
- C. Proposed Budget FYE 2025 (if available)
- D. Rental write-offs.

5. Modernization Report: Updates

- A. Project # 161102 Replace common Area Floor: NSI
- B. Project # 161127 VCT replacement at turnover State Street: LHA: partial
- C. Project # 161138 ARPA FF: State St Dev Balcony Repair: Design RCAT
- D. Project # 161139 ARPA FF: Electric Panel Replacement State St LHA
- E. Project # 161141 ARPA FF: Maintenance Garage repair Wilson St: Const
- F. Project # 161142 ARPA FF: Foundation insulation repair New Wilson: Design: RCAT
- G. Project # 161143 Replace crank out windows Chestnut St: Design RCAT
- H. Project # 161158 Vacancy Initiative: State St Empties total (8): EOHLC

- I. Project # 161159 Vacancy Initiative: Wilson, Chestnut, 28 Benton Street  
Forced Account: Overseen by Thomas Boyer
- J. Project # 161164 Vacancy Initiative 48 Higher St Renovation: SOS 12 12 3: 21  
Funded: EOHLC Overseen by Juliet Borja
6. Reading of the Correspondence: Public Housing Notices Mass.gov
  - A. PHN 2024-15 689/167 Contract Transition to DocuSign  
(Ludlow Housing Authority does not have these programs)
7. Old Business:
  - A. RFP 361 West Avenue: Update
8. New Business:
9. Adjourn Meeting:

Meeting Posted September 12, 2024