

**Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, October 15, 2024
11:00 am**

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TOWN OF LUDLOW

1. Roll Call

Susan Stanek Raymond Anderson Jon Baldwin Audrey Polmanteer
Kimberly Babin

2. Acceptance of the Minutes of the Meeting:

A. Minutes from September 17, 2024

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Financial Report: August 2024

B. Proposed Budget FYE 2025 (if available)

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:

Review and vote on CSC, CFC and payment for completed job.

F. Project # 161142 ARPA FF: Foundation insulation repair New Wilson:

Design: RCAT

G. Project # 161143 Replace crank out windows Chestnut St: Design RCAT

Review and vote on accepting lowest acceptable bid.

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
Funded: EOHLC Overseen by Juliet Borja

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6. Reading of the Correspondence: Public Housing Notices Mass.gov
A. PHN 2024-16 Affordable Homes Act (AHA) and State-Aided Public Housing
B. PHN 2024-17 State Units Federalization (NOFA)
(Ludlow Housing Authority does not have Federal program)

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7. Old Business:
A. RFP 361 West Avenue: Update
8. New Business:
1. OD Answering Service: Discuss new answering service

9. Adjourn Meeting:

Meeting Posted October 9, 2024