

**Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, April 15, 2025
11:00 am**

RECEIVED
TOWN CLERK
2025 APR 10 P 2:45
TOWN OF LUDLOW

1. Roll Call

Susan Stanek Raymond Anderson Audrey Polmanteer
Kimberly Babin Joao Alves

2. Acceptance of the Minutes of the Meeting:

A. Minutes from March 18, 2025

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Accountant Report: January Report

B. February Report (if available)

5. Modernization Report: Updates

A. Project # 161127 VCT replacement at turnover State Street: LHA: partial

B. Project # 161138 ARPA FF: State St Dev Balcony Repair: Out for Bid

C. Project # 161142 ARPA FF: Foundation insulation repair New Wilson:
Design: RCAT: Out for Bid

D. Project # 161158 Vacancy Initiative: State St Empties total (7): EOHLC
Out for bid

E. Project # 161159 Vacancy Initiative: Wilson, Chestnut, 28 Benton Street
Forced Account: Overseen by Thomas Boyer

F. Project # 161164 Vacancy Initiative 48 Higher St Renovation: Funded:
EOHLC Overseen by Juliet Borja

Review Specifications: Need to vote on propriety for bathroom.

6. Reading of the Correspondence: Public Housing Notices Mass.gov
- A. PHN 2025-04 Blanket Waiver of 760 CMR 6.04 and 760 CMR 6.05:
Rent determination for Retroactive Social Security Payments Due to the
Social Security Fairness Act
 - B. DPW change of fees and Transfer Station sticker costs.
 - C. Certification of retirement Board Appropriation FY26
 - D. Letter from tenant about employee.
7. Old Business:
- A. Letter from Kim Batista CMMC Town Clerk
Boards/Committees must reorganize after Town Election.
8. New Business:
9. Adjourn Meeting:

Meeting Posted April 10, 2025