

Regular Meeting

March 12, 2026

At a regular meeting of the Hudson Housing Authority Board of Commissioners, Chairman, Stephen Domenicucci, called the meeting to order at 6:35 p.m.

The meeting took place via Zoom virtual conference. The access information for the meeting was as follows:

<https://us02web.zoom.us/j/84544849319?pwd=VLR2K7SQYMXxG2QaYJmRaDxBkvKdHb.1>

Meeting ID: 894 6861 4096

Passcode: 968122

One tap mobile:

+13092053325,,89468614096#,,, *968122# US

+13126266799,,89468614096#,,, *968122# US (Chicago)

Members Present: Stephen Domenicucci, Cynthia Janeiro-Ehlke, Christine Dimare,
Christine Monteiro

Members Absent: Sarah Cressy

Others Present: Jaclyn Beaulieu, public attendees

Roll call was taken by Chairman Domenicucci of all members present. The meeting was recorded.

Upon a motion by Christine Dimare, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to approve the minutes of the January 29, 2026 regular meeting.

The Board reviewed the 10/1/25 through 1/31/26 budget comparative report. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 4-0 by roll call to approve the HHA budget comparatives for 10/1/25 through 1/31/26, as presented.

Commissioners reviewed the Accounts Payable report for January 2026 and February 2026. Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 by roll call to approve the Accounts Payable report for January 2026, as presented. Upon a motion by Stephen Domenicucci, duly seconded by Christine Monteiro, the Board voted UNANIMOUSLY 4-0 by roll call to approve the Accounts Payable report for February 2026, as presented.

Commissioners reviewed the Warrants to Transfer Funds for January 2026 and February 2026, the Payroll Warrants for January 2026 and February 2026, and the Housing Assistance Payments Warrants for February 2026 and March 2026. There were no comments. Chairman Domenicucci will sign the warrants at a later date.

Project 667-1&2 Brigham Circle Common Area Floor Replacement (FISH 141420)

The stair treads were delivered in February. The rubber flooring for the entrance hallways is much lighter than it seemed in the sample we viewed when it was selected. We are working on a change order to the project to exchange the remaining rubber floor tiles for buildings 7-13 to a darker shade. Buildings 1-5 have already been installed so they will remain as is. However, our hope is that with a darker shade, the flooring in Buildings 7-13 will be easier to clean and remain looking newer, longer.

Project 667-1&2 Brigham Circle Site Work and Paving (FISH 141416)

The board reviewed a preliminary draft of the proposed site work. In addition to general repairs, paving, and striping, we are prioritizing some work to the property entrance and the addition of more parking spaces in the 667-1 development around buildings 1-5.

Project 667-1&2 Brigham Circle Hot Water Heater Replacement (FISH 141423)

We received 11 bids on this project. The original estimated cost for this project was \$149,948.79. In accordance with procurement statute and EOHLC regulations, the low bidder on this project is Avaan ASH LLC in the amount of \$177,500.00. RCAT has reviewed the quote and finds it to be in order. References were reviewed by Rogue Engineering and Design, Inc. and found that Avaan ASH LLC has performed similar projects in recent years and all references returned positive reviews and would hire them again. Based on this information, RCAT has recommended that we accept the quote from Avaan ASH LLC. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 by roll call to accept the quote and enter into a contract with Avaan ASH LLC for the Brigham Circle Hot Water Heater Replacement Project in the amount of \$177,500.00, with Jaclyn Beaulieu as contract officer and Stephen Domenicucci as secondary contract officer.

Project MA091-1 Norma Oliver Village Community Center Generator

We are expecting the final hookups to take place on March 24 so that the generator can be test run and turned on as fully functional forthwith.

Project MA091 Norma Oliver Village Interior Door Replacement & Access Control Improvements

The board reviewed the fee proposal for Andrew Brockway & Associates. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 by roll call to accept the fee proposal from Andrew Brockway & Associates for design services on the Norma Oliver Village Interior Door Replacement & Access Control Improvements project in the amount of 41,500.00. This project is scheduled to go out to bid on March 13 on biddocsonline with filed sub-bids due on 4/2/26 and a general bid deadline of 4/16/26 at 12:00 p.m.

Project 689: 49 Washington Street Side Ramp Upgrade (FISH 141426)

This project is currently out to bid on www.projectdog.com. The bid was live on 2/11/26 and general bids are due no later than 3/13/26 at 2:00 p.m.

Project 689: 8 Irving Street Back Deck Rehab (FISH 141424)

This project will renovate and upgrade the 2nd floor back deck at 8 Irving Street. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 by roll call to accept the fee proposal from Vance Architects, LLC for design services on the 8 Irving Street back deck rehab project in the amount of \$8,500.00.

Housing Authorities are required to have a Language Access Plan (LAP) to ensure that Limited English Proficient (LEP) individuals have access to our programs and services. EOHLC has determined that the plan must now incorporate the EOHLC "Attachment A" for conducting a four factor analysis on the LEP persons we serve. An updated LAP was presented to include the Attachment A with updated analysis included. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 by roll call to adopt the updated Language Access Plan 2026, as presented.

Other Business:

There were no public attendee comments on agenda items.

The next regular meeting is Thursday, April 9, 2026 at 6:30 p.m. via Zoom. There will be a special meeting on Thursday, April 23, 2026 at 5:00 p.m. via Zoom to consider bids on the Norma Oliver Village Interior Door Replacement and Access Control Improvements project. The May regular meeting will take place on May 14, 2026 at Norma Oliver Village and will include a public hearing on the Norma Oliver Village Capital Fund Program 5-Year Action Plan 2026-2030.

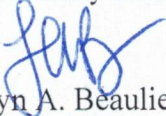
Executive Session:

Chairman Domenicucci declared that today's meeting requires an Executive Session. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 4-0 by roll call to enter into executive session at 7:32 p.m., under General Laws, Chapter 30A, Section 21(a)(1) to discuss the physical condition of a Hudson Housing Authority employee; and not to reconvene in public session upon the completion of discussion of executive session matters.

Executive Session Roll Call:	Christine Monteiro	Yay
	Cynthia Janeiro-Ehlke	Yay
	Christine Dimare	Yay
	Stephen Domenicucci	Yay

Upon a motion by Christine Monteiro, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 4-0 by roll call to adjourn at 8:27 p.m.

Respectfully submitted,



Jaclyn A. Beaulieu, Secretary

