

Regular Meeting

April 9, 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/87145928257?pwd=DZpw3v0klfHPuwWbELuNzEWHULRzah.1>

Meeting ID: 871 4592 8257

Passcode: 105851

One tap mobile

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+13017158592,,87145928257#,,,,*105851# US (Washington DC)

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

Members Absent: None

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 Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 by roll call to approve the minutes of the March 12, 2026 regular meeting.

Upon a motion by Cynthia Janeiro-Ehlke, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 by roll call to approve the minutes of the March 12, 2026 Executive Session meeting.

The Board reviewed the 10/1/25 through 2/28/26 budget comparative report. Upon a motion by Sarah Cressy, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 by roll call to approve the HHA budget comparatives for 10/1/25 through 2/28/26, as presented.

Commissioners reviewed the Accounts Payable report for March 2026. Upon a motion by Stephen Domenicucci, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 by roll call to approve the Accounts Payable report for March 2026, as presented.

Commissioners reviewed the Warrant to Transfer Funds for March 2026, the Payroll Warrants for March 2026, and the Housing Assistance Payments Warrant for April 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 Board reviewed the change order to the project to exchange the rubber floor tiles for buildings 7-13 to a darker shade that should be easier to clean and remain looking newer, longer. Upon a motion by Christine Dimare, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 by roll call to approve Change Order 01 on the Brigham Circle Common Area Floor Replacement Project (FISH 141420) in the amount of \$5,798.30, as presented.

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

Work continues by the project designer on the construction documents. Specifically, they are still working on finalizing the best plan for the entryway.

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

We are currently in the contract signing process with Avaan ASH LLC.

Project MA091-1 Norma Oliver Village Community Center Generator

The electrical inspector signed off on the job this morning and the generator is currently active. We are waiting on final signoffs from contractor and designer to close out the project.

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

This project is currently out to bid on biddocsonline. Filed sub-bids were due on 4/2/26 and one bid was received. Unfortunately, there was an error on the bid and we had to reject the bid. The sub-bids are going back out to bid with a deadline of 5/1/26. The general bid deadline of 4/16/26 at 12:00 p.m. has not changed. Instead, an addendum was added to the general bid instructing general contractors to carry a value of \$ 259,950 for the electrical sub-bid. Once general bids have been received and a contract has been signed with the awarded contractor, and sub-bid has been awarded, we will issue a change order to the contract, if necessary, if the subcontract is more than \$259,950.

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

The apparent low bidder on this project is OakRidge Construction Inc. in the amount of \$21,900.00. RCAT has reviewed the bid and finds it to be in order. References were reviewed by Vance Architects and found that OakRidge Construction Inc. has performed similar projects in recent years for other housing authorities and public entities, and all references returned positive reviews and would hire them again. Based on this information, RCAT has recommended that we accept the quote from OakRidge Construction Inc. Upon a motion by Sarah Cressy, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 by roll call to accept the bid and enter into a contract with OakRidge Construction Inc. for the 49 Washington Street Side Ramp Replacement Project in the amount of \$21,900.00, with Jaelyn Beaulieu as contract officer and Stephen Domenicucci as secondary contract officer.

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

Vance Architects continue their work on the design for this project.

The Board reviewed information compiled showing paid holiday time granted to employees of HHA versus several other Massachusetts housing authorities. This was done in light of several other area housing authorities recently reviewing their personnel policies recently to try and align their benefits with apparent industry standards. Of the information compiled, HHA is the only housing authority that is not currently offering the day after Thanksgiving as a paid holiday. In addition, most of the respondents offer either a half day on December 24 and 31. Upon a motion by Stephen Domenicucci, duly seconded by Christine Dimare, the Board voted UNANIMOUSLY 5-0 by roll call to amend the HHA Personnel Policy to include as paid holiday time the following: a full day on the day after Thanksgiving (customarily the 4th Friday in November), a half day on December 24, and a half day on December 31.

The Board reviewed an updated version of Jaelyn Beaulieu's Executive Director At-Will Agreement. After review of Ms. Beaulieu's Agreement submitted to EOHLC in November 2025,

EOHLC has advised Ms. Beaulieu to update the contract to reflect that benefits are in accordance with the HHA Personnel Policy. Upon a motion by Christine Dimare, duly seconded by Stephen Domenicucci, the Board voted UNANIMOUSLY 5-0 by roll call to approve the Executive Director At-Will Agreement with Jaclyn Beaulieu, as presented. Chairman Domenicucci and Treasurer Janeiro-Ehlke to sign the contract forthwith for submission to EOHLC.

The Board noted outgoing correspondence to the Town of Hudson regarding the Town Tenant Board Member position that is up for reappointment in May 2026. Notice has been mailed to all eligible program participants with a deadline of April 24, 2026.

The Board noted that Assabet Valley Affordable Housing, Inc.'s tax exempt status under IRS Code Section 501 (c)(3) has been retroactively reinstated by the IRS to May 15, 2010.

Other Business:

Resident Mary Lou McKeone will be submitting her name for the Town Tenant Board Member seat. Ms. McKeone would like HHA to look into a policy for use of the new generator in the community center and would like us to upgrade the kitchen for use as a preparedness center. Ms. McKeone asked if HHA staff could write minutes of tenant meetings. She also asked about obtaining copies of board packets for HHA meetings; Director Beaulieu to look into the possibility of posting them on the town's website.

There will be a Special meeting on Thursday, April 23, 2026 at 5:00 p.m. via Zoom. The next regular meeting is Thursday, May 14, 2026 at 6:30 p.m. at the Norma Oliver Village Community Center at 4 Glen Road and will include a public hearing on the Norma Oliver Village Capital Fund Program 5-Year Action Plan 2026-2030.

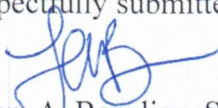
Executive Session:

Chairman Domenicucci declared that today's meeting requires an Executive Session. Upon a motion by Sarah Cressy, duly seconded by Cynthia Janeiro-Ehlke, the Board voted UNANIMOUSLY 5-0 by roll call to enter into executive session at 7:34 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
	Sarah Cressy	Yay
	Stephen Domenicucci	Yay

Upon a motion by Stephen Domenicucci, duly seconded by Sarah Cressy, the Board voted UNANIMOUSLY 5-0 by roll call to adjourn at 8:04 p.m.

Respectfully submitted,


Jaclyn A. Beaulieu, Secretary

