

HANSON HOUSING AUTHORITY
80 Meeting House Lane, Hanson, MA 02341

BOARD OF COMMISSIONERS MINUTES, DECEMBER 7TH 2022 AT 6:30 p.m.

A Regular Meeting of the Hanson Housing Authority was duly called and held on December 7, 2022 at 80 Meeting House Lane and upon a call of the roll, the following Officers were found present and absent:

Present

Dan Pardo
Michael Jones
Kevin Keane
Teresa Santalucia

Absent

Dorothy Marrocco

Chairman Pardo led the Pledge of Allegiance

Jack Dunn, Eagle Scout, was presented with an appreciation award for his efforts in donating, designing and constructing the Free Libraries for Meeting House Lane and L.Z. Thomas residents.

Commissioner Keene made a motion, seconded by Commissioner Jones to approve the minutes of the November 10th 2022 Regular Board Meeting. The motion passed unanimously.

Commissioner Jones made a motion, seconded by Commissioner Keene to approve the Accounts Payables as presented. The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Jones to approve and authorize the Executive Director to execute a contract to John Murphy Jr. Electrical Construction & Engineering, Inc. for the Fire Alarm System Upgrade at 132 Woodbine Ave.,167-1. The design contract is in the amount of \$11,500.00. The funding source for this project is DHCD ARPA Funds. The motion passed unanimously.

Commissioner Jones made a motion, seconded by Commissioner Keene to approve and authorize the Executive Director to execute Amendment #10 to the Contract for Financial Assistance (CA) #5001 in the amount of \$177,162.00 between the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) and the Hanson Housing Authority. The Amendment will result in an Emergency Award of \$50,000.00 for the Meetinghouse Lane Septic Study and \$127,162.00 in FY2025 Formula Funding. Amendment #10 will revise the CFA Contract #5001 contract total award to \$2,573,776.10. The motion passed unanimously.

Commissioner Jones made a motion, seconded by Commissioner Santalucia to approve and authorize the Executive Director to enter into a contract with Palaza & McDonough Tree Service, Inc. for the Tree Removal at Meeting House Lane, 667-1 Development. The contract will be in the amount to \$15,850.00. The source of funding for this contract is DHCD Formula Funding. The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Jones to approve the HUD Five Year Action Plan and authorize the Executive Director to submit the Plan to HUD in EPIC. The motion passed unanimously.

Commissioner Jones made a motion, seconded by Commissioner Santalucia to approve Change Orders No. 1 and No. 2 to the contract with Alpha Contracting Associates, Inc. for the Phase 5 Envelope Repairs/Window and Door Replacement at Meeting House Lane. This Change Orders are for the replacement of unforeseen rotted materials behind the EFIS system. This Change Order will result in an increase of \$1,247.54 to the contract price and an increase of forty-two (42) calendar days to the contract time. The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Jones to approve and authorize the Executive Director to execute an Amendment to the Contract for Financial Assistance (CFA) #4001 for the ARPA Formula Funding between the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) and the Hanson Housing Authority. The Amendment will result in an award of \$127,162.00 in ARPA Formula Funding to CFA Contract #4001. The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Keene to approve and authorize the Executive Director to execute an Amendment to the Contract for Financial Assistance (CFA) #4050 for the ARPA Targeted Award Funding between the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD) and the Hanson Housing Authority. The Amendment will result in an award of \$54,450.00 in ARPA Targeted Award Funding to CFA Contract #4050. The motion passed unanimously.

Commissioner Jones made a motion, seconded by Commissioner Keene to award Citizens' Housing and Planning Association (CHAPA) the contract to perform affordable housing monitoring services for Dunham Farms, the Chapter 40B homeownership project that includes thirteen (13) affordable deed restricted homes in Hanson, Massachusetts, for a three-year contract, totaling \$11,147.47. Commissioners' Pardo, Jones and Keane vote yes and Commissioner Santalucia abstained from the vote. The motion passed.

Executive Director's Report

Mr. Marathas reported on the following:

- Bench Project
- Gazebo
- New Meeting House Lane sign
- Board Training
- Section 18
- Smoking Policy discussion-tentatively February discussion
- Board meeting schedule for 2023-2nd Thursday of every month at 6:30PM
- Covid Booster clinic
- Holiday Party-January 4, 2023
- Snow planning

Old Business

Follow up discussion on land owned by Hanson Housing Authority. Kerrie Solomon to email the address to the Board.

New Business

There being no further business, Commissioner Santalucia made a motion, seconded by Commissioner Jones to adjourn. The motion passed unanimously, and the meeting adjourned at 7:46 p.m..

Respectfully submitted,

Kerrie Solomon
Administrative Assistant
Hanson Housing Authority