



HANSON HOUSING AUTHORITY

80 Meeting House Lane, Hanson, MA 02341

BOARD OF COMMISSIONERS MINUTES, MARCH 13, 2025

A Regular Meeting of the Hanson Housing Authority was duly called and held on, Thursday, March 13, 2025 at 6:30PM. Upon roll call, the following Officers were found present and absent:

Present

Teresa Santalucia
Dan Pardo
Kevin Keane
Michael Jones

Absent

Dorothy Marrocco

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to approve the minutes of the February 2025 Regular Board Meeting. The motion passed unanimously.

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

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to sign and adopt the memorandum of understanding between the Hanson Housing Authority and Quincy Housing Authority. The Quincy Housing Authority will manage and administer the Section 8 program.

Teresa Ewald, Fee Accountant, gave the board an update and answered questions regarding the budget and financials of the Housing Authority. Teresa Santalucia inquired about the LZ Thomas reserves and requested a follow up next month on the progress to revisions to the rent received for the 155 program, an update of the rent increase for the 689 program and to have the Fee Accountant back in 2 months if the projections are not on point.

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to approve and submit the budget for Fiscal Year 2025 to EOHLA. The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to approve and submit the budget for Fiscal Year for 2025 to HUD. The motion passed unanimously.

Executive Director's Report

John Murray, Finance Director, reported on the following:

Operations:

- Repair to a large underground water line broken under building 7
- Ed Corbo, full time maintenance employee, returned to work
- Snow removal and storm clean up as needed
- Leasing up LZ 4
- Renovation of LZ 5 in progress
- Held tenant lease enforcement hearings and rent collection
- Exterior door replacement in progress, doors on order
- Security system out to bid, due back next week

Modernization Report:

- Rear Step Project-Force account plan for Rear steps Approved. Work begins in March
- Code Comp.-Exit Sign & Emergency Light Installation awaiting EOHLC Work Order. EOHLC
- Review Architect assigned
- Cameras & Security System in House Spec Draft complete- Going out to bid on 2/19. Bid extended due to change in specifications/addenda. Bids due 3/14/25.
- Fire Alarm Phase 2-need to request ER award from EOHLC. The meeting was set up with EOHLC to discuss options
- Community Bldg. Electric Panel upgrade- getting quotes
- Bio clear Study-Report received. Recommendations made to EOHLC. Waiting on Review comments from EOHLC Engineer
- Maintenance Shed Siding replacement-Developing Force Account plan for submittal to EOHLC.
- Tub Cuts for ADA units (667-1)—Force Account Plan being developed
- ARPA Door replacements-Russell scheduling with Varieka.
- Woodbine Septic System Replacement-EOHLC creating Work Order

RAD Conversion update

Letter request from Town for support, received, completed

Letter of determination for environmental review received, completed

Letter of administration agreement with Quincy for voucher management, completed

Tenant meetings-completed

Old Business

The board requested the complete board packet be provided to them by the Friday before the monthly board meeting.

New Business

Tony De Frias, Hanson Town Planner, updated the board on the housing production plan and his communications with MassHousing in regards to developing the Phillips Street property.

There being no further business, Commissioner Santalucia, made a motion, seconded by Commissioner Keane to adjourn. The motion passed unanimously, and the meeting adjourned at 8:31 pm.

Respectfully submitted,

Kerrie Solomon
Administrative Assistant
Hanson Housing Authority