



HANSON HOUSING AUTHORITY

80 Meeting House Lane, Hanson, MA 02341

BOARD OF COMMISSIONERS MINUTES, APRIL 10, 2024

A Regular Meeting of the Hanson Housing Authority was duly called and held on, Thursday, April 10, 2024 at 6:30 PM. Upon roll call, the following Officers were found present and absent:

Present

Teresa Santalucia
Dan Pardo
Dorothy Marrocco
Michael Jones

Absent

Kevin Keane

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to approve the minutes of the March 13th, 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 Marrocco, to approve the Aging in Place (AIP) Award pursuant to Public Housing Notice (PHN) 2024-23 in the amount of \$13,600.00. This award is included in Amendment 12 to the 5001 Contract for Financial Assistance (CFA) which was sent to the Board Chair by EOHLC to execute. The project has been loaded into the Capital Project Management software system Cap Hub and give a Project number of 123093. The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to approve the Formula Funding Award for Fiscal Year 2028 (FY28) in the amount of \$144,493.09 This award is included in Amendment 12 to the 5001 Contract for Financial Assistance (CFA) The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Marrocco, to approve the EOHLC Emergency Reserve Award of \$182,952.00 for the state project 123086—167-1 Septic System Replacement at Woodbine Avenue. This award is included in Amendment 12 to the 5001. The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to approve the Compliance Reserve Award of \$4,810.00 for the state project 123084—667-1 Tub Cut. This award is included in Amendment 12 to the 5001 Contract for Financial Assistance (CFA) The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to approve the Compliance Reserve Award of \$192,844.00 for the state Project #123092: Code Comp.-Exit Sign & Emergency Light Installation. This award is included in Amendment 12 to the 5001 Contract for Financial Assistance (CFA). The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to approve and authorize the Executive Director to enter a contract with Structure Consulting Group in the amount of \$24,900.00 for state Project #123091: Cameras & Security System at Meeting House Lane. Four Bids were received, and Structure Consulting Group was the lowest Responsible bidder. References were checked. The Source of Funding is EOHLC Formula Funding. The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Pardo to adopt the Quincy Housing Authority's VAWA Policy for Administration of the Hanson Housing Authority's Public and Leased Housing Programs. The motion passed unanimously.

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to approve the FY 2025 Brockton MA HUD Metro Area FMR for All Bedroom Sizes. The motion passed unanimously.

Executive Director's Report

Mr. Marathas reported on the following:

OPERATIONS

1. New fence ordered for Woodbine, damaged from storm
2. Monthly Greater Boston Food Delivery
3. Grounds 90% cleaned up for Spring
4. Grounds tractor serviced
5. LZ Thomas tractor currently in service
6. HA truck serviced, front end repairs required
7. Building 7 water service replacement, flooring pending
8. New doors installed in community room and building 17
9. Vacancy 1B completed, tenant transferred
10. Vacancy 5B in progress, 50% complete
11. Vacancy 5A, new vacancy

MODERNIZATION REPORT

1. Rear Step Project-Force account plan for Rear steps Approved. Work begins Mid-APRIL.
2. Code Comp.-Exit Sign & Emergency Light Installation awaiting EOHLC Work Order. EOHLC Review Architect assigned.
3. Cameras & Security System in House Spec Draft complete -- 4 bids received. On tonight's agenda.
4. Fire Alarm Phase 2 -need to request ER award from EOHLC. The meeting was set up with EOHL to discuss options.
5. Community Bldg. Electric Panel Upgrade-Waiting on quotes.
6. Bio clear Study-Report received. Recommendations made to EOHLC. Waiting on Review comments from EOHLC Engineer.
7. Maintenance Shed Siding Replacement-Force Account plan approved. Estimated start-End of April.
8. Tub Cuts for ADA units (667-1)—Force Account Plan being developed
9. ARPA Door replacements-completed Thursday 4/3
10. Woodbine Septic System Replacement-Waiting on EOHLC creating Work Order
11. Emergency Water Main break-Capital plan Revision approved, invoiced state. Source of Funds-FF.

12. Emergency Exterior Lighting repair-Capital plan Revision approved, invoiced state. Source of Funds-FF.

SUPPORT SERVICES

- 4/8 Movie Day
- 4/14 Coffee hour
- 4/22 Yahtzee
- 4/24 Jail talk with Norfolk County Sheriff

Old Business

RAD Conversion update- Completed application submitted to HUD

New Business

- Dorothy Marrocco offered to care for planters at MHL
- Resident reported exposed tree root behind building 6. Resident will follow up Monday with the office to request a work order.
- Resident spoke about how happy she is here and hopes that everyone feels respected and not afraid to come to meetings

There being no further business, Commissioner Jones, made a motion, seconded by Commissioner Pardo, to adjourn. The motion passed unanimously. Meeting adjourned at 7:24 PM.

Respectfully submitted,

Kerrie Solomon
Administrative Assistant
Hanson Housing Authority