



HANSON HOUSING AUTHORITY

80 Meeting House Lane, Hanson, MA 02341

BOARD OF COMMISSIONERS MINUTES, NOVEMBER 13th 2025

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

<u>Present</u>	<u>Absent</u>
Teresa Santalucia	Michael Hunter
Kevin Keane	
Dorothy Marrocco	

Commissioner Kevin Keane made a motion, seconded by Commissioner Dorothy Marrocco, to approve the minutes of the **September 11, 2025** Regular Board Meeting. The motion passed unanimously.

Commissioner Kevin Keane made a motion, seconded by Commissioner Dorothy Marrocco, to approve the Accounts Payable for September and October 2025 as presented. The motion passed unanimously.

Commissioner Kevin Keane made a motion, seconded by Commissioner Dorothy Marrocco, to approve and authorize the Executive Director to approve Fee Amendment # 1 in the amount of \$49,970.00 to the Design Contract with GCG Associates for Project # 123065, Septic Replacement Study of Bioclear System. The overall project budget has been increased to \$979,200.00 and will be funded by an EOHLC fixed Emergency Reserve award of \$979,200.00. The motion passed unanimously.

Commissioner Kevin Keane made a motion, seconded by Commissioner Dorothy Marrocco, to approve and authorize the Executive director to approve \$33,540.00 in proposed reimbursables for the amended Design Contract with GCG Associates for Project # 123065, Septic Replacement Study of Bioclear System. The motion passed unanimously.

The board tabled agenda item 7, motion to enter into a management agreement with Quincy Housing Authority effective 9/30/26 for a period of five years ending on 9/30/31, until the January meeting. Board members and tenants can contact Teresa Santalucia, Board Chair, with any questions.

Commissioner Kevin Keane made a motion, seconded by Commissioner Dorothy Marrocco, to adopt 100% FY2026 Brockton FMRs for Hanson's HCV program effective November 1, 2025. The motion passed unanimously.

Executive Director's Report

*Commissioner Teresa Santalucia requested the Executive Director's report be placed on the agenda for each meeting.

Mr. Marathas reported on the following:

- 7A vacancy completed
- 9D vacancy in progress
- Fiber optics run in buildings to all units, still need to run from street to buildings.
- Monthly Greater Boston Food Delivery
- Mowing and ongoing leaf control
- Yearly fire extinguisher service and inspection
- Water main leak repaired at Meetinghouse Lane
- Water main leak repaired at LZ Thomas
- Boiler Inspection completed
- FA inspection at LZ Thomas

- Repair of plumbing deficiencies at LZ Thomas
- Mowing and ongoing leaf control at LZ Thomas
- Work orders from State Inspection in progress at Woodbine
- Ordering new uniforms and boots for winter months
- Another Water Pipe break at LZ Thomas-QHA to replace. Exploring funding options.
- Resident holiday party-Dec 8th 2025, invite to follow

HANSON MODERNIZATION REPORT-November

1. Project 123092 Code Comp.-Exit Sign & Emergency Light Installation
 - EOHL indicates that we can use Self Luminous Tritium Exit Signs which are code compliant.
 - This is funded by a special EOHL Compliance Reserve award.
 - HHA will do this via Force Account.
2. Project 123089 Fire Alarm Phase 2
 - Entire FA system needs to be replaced as the system which was installed previously cannot be reused/expanded.
 - Emergency Reserve award has been made by EOHL. We await the award letter for Board approval. Award will be a fixed award of \$655,273.00
 - Final Construction Documents complete.
 - Project Advertising & Bidding late November
3. Project 123088 Community Bldg. Electric Panel upgrade (non-critical)
 - Will defer this to direct/shift funding to Phase 6 of the Building Envelope EIFS project.
4. Project 123065 Bio clear Study
 - Recommendations made to EOHL.
 - Fee amendment proposal from GCG Associates subject vote in this meeting.
 - Moving forward with Replacement of the system per engineers' recommendations.
5. Project 123090 Maintenance Shed Siding replacement
 - Force Account plan approved.
 - Project deferred to Spring 2026
 - Estimated start-Spring
6. Project 123084 Tub Cuts for ADA units (667-1)
 - Force Account Plan being developed
7. Project 123086 Woodbine Septic System Replacement
 - Waiting on EOHL creating Work Order-Bill Koetteritz
8. Project 123096-Comprehensive Bldg. Envelope Repairs Phase 6 - On grounds Bldg. 18 & 19
 - Work Order complete awaiting approval by EOHL

New or Old Business

None

There being no further business, Commissioner Kevin Keane made a motion, seconded by Commissioner Dorothy Marrocco, to adjourn. The motion passed unanimously. The meeting adjourned at 7:25PM.

Respectfully submitted,

Kerrie Solomon
Administrative Assistant
Hanson Housing Authority