



HANSON HOUSING AUTHORITY

80 Meeting House Lane, Hanson, MA 02341

BOARD OF COMMISSIONERS MINUTES, SEPTEMBER 11TH 2025

A Regular Meeting of the Hanson Housing Authority was duly called and held on, Thursday, SEPTEMBER 11, 2025 at 6:30PM. Upon roll call, the following Officers were found present and absent:

Present

Teresa Santalucia
Kevin Keane
Michael Hunter

Absent

Dorothy Marrocco

Commissioner Keane made a motion, seconded by Commissioner Hunter, to approve the minutes of the **June 12th 2025**, Regular Board Meeting. The motion passed unanimously.

Commissioner Keane made a motion, seconded by Commissioner Hunter, to approve the minutes of the **July 10th 2025**, Regular Board Meeting. The motion passed unanimously.

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

Commissioner Keane made a motion, seconded by Commissioner Hunter, to approve and authorize the executive director to submit the Federal Annual Plan FY2025 to the Department of Housing and Urban Development (HUD). The motion passed unanimously.

Commissioner Keane made a motion, seconded by Commissioner Hunter, to approve the establishment of a Type I Supporting Organization named Hanson Housing Authority Development Corporation ("HHADC") to support to HHA, by fulfilling such purposes set forth in HHSC's Articles of Incorporation which were filed by the Incorporator (Michael Burman) with the Commonwealth of Massachusetts Secretary of State's Office on or about the time hereof ("Articles"). The motion passed unanimously.

Commissioner Keane made a motion, seconded by Commissioner Hunter, to approved in accordance with Article II of the Articles, the following commissioners of HHA shall serve as the directors of Hanson Housing Authority Development Corporation ("HHADC") until his or her successor is duly appointed:

- Dorothy Marrocco
- Kevin Keane
- Daniel Pardo
- Teresa M. Santalucia
- Michael Hunter

The motion passed unanimously contingent on Daniel Pardo being appointed to the Hanson Housing Authority and Commissioner Hunter's last name being corrected with the Secretary of State.

Commissioner Keane made a motion, seconded by Commissioner Hunter, to approve that all actions previously taken by any directors or officers of HHA related to any of the foregoing be and hereby are ratified and approved. The motion passed unanimously.

Commissioner Keane made a motion, seconded by Commissioner Hunter, to approve and authorize the Executive Director to authorize all purchases and contracts and move to a bimonthly Board meeting at which time all purchases and contracts will be presented to the Board of Commissioners. The motion passed unanimously.

Commissioner Keane made a motion, seconded by Commissioner Hunter, to write off charges of vacated tenants 90+ days as follows:

- 667-1 \$1,957.39
- LZ Thomas \$4,874.50

The motion passed unanimously.

Executive Director's Report

Mr. Marathas reported on the following:

Operations:

10D Vacancy completed

7D Vacancy completed

Deep cleaning of common areas, front and back hallways

Trimming trees at LZ Thomas and Meetinghouse Lane

Monthly Greater Boston Food Delivery

Inspection of all boilers

Rear step project completed Force Account

Septic System pumped LZ Thomas and Meetinghouse Lane

Modernization:

- Project 123092 Code Comp.-Exit Sign & Emergency Light Installation
- Project 123091 Cameras & Security System
- Project 123089 Fire Alarm Phase 2
- Project 123088 Community Bldg Electric Panel upgrade (Non-critical)
- Project 123065 Bioclear Study
- Project 123090 Maintenance Shed Siding replacement
- Project 123084 Tub Cuts for ADA units (667-1)
- Project 123086 Woodbine Septic System Replacement
- Project 123096--Comprehensive Bldg Envelope Repairs Phase 6 - On grounds Bldg 18 & 19
- CIP 2026 Approved by EOHLC

Old Business

- Mr. Marathas addressed inquiries about the
- lighting of hallways-24 hr. emergency lighting.
- Refrigerator size,

- Mail Security
- Reported trash behind Building 6 -tenant personal items to be cleared
- PMR update

New Business

0 West Washington Street parcel update- Town corrected parcel address owned by HHA from 0 West Washington Street to 957 West Washington Street, Hanson MA 02341

There being no further business, Commissioner Keane, made a motion, seconded by Commissioner Hunter to adjourn. The motion passed unanimously, and the meeting adjourned at 7:02pm.

Respectfully submitted,

Kerrie Solomon
Administrative Assistant
Hanson Housing Authority