



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

**BOARD OF COMMISSIONERS MINUTES, JANUARY 8, 2026**

A Regular Meeting of the Hanson Housing Authority was duly called and held on Thursday, January 8<sup>th</sup>, 2026 at 6:30PM. Upon roll call, the following Officers were found present and absent:

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

Commissioner Pardo made a motion, seconded by Commissioner Keene, to approve the minutes of the November 13th, 2025, regular board meeting. The motion passed unanimously.

Commissioner Pardo made a motion, seconded by Commissioner Keene, to approve the minutes of the December 17th, 2025, remote special board meeting. The motion passed unanimously.

Commissioner Keene made a motion, seconded by Commissioner Pardo, to approve the accounts payables for November and December 2025. The motion passed unanimously.

Commissioner Pardo made a motion, seconded by Commissioner Keene, to approve and authorize the Executive Director to enter a contract with BOHLC House Doctor, Robinson Green Beretta Corporation in the amount of \$28,880.00 for Design services for HHA State Project #123096: Comprehensive Bldg. Envelope Repairs Phase 6 - On grounds Bldg. 18 & 19 at state development 667-1. The motion passed unanimously.

Commissioner Keene made a motion, seconded by Commissioner Hunter, to approve invoice from Brown & Brown Insurance Services for the 25-26 State Aided Property Insurance Program for Hanson and to execute the participation agreement. Commissioner Pardo recused himself from the vote. Commissioner Santalucia voted in favor.

The motion passed with 3 yes votes and 1 recused.

Commissioner Pardo made a motion, seconded by Commissioner Keene, to approve the adoption of the Hanson Policy governing exterior and grounds of leased premises. The motion passed unanimously.

The Board reordered agenda items 9 and 10 as follows;

Commissioner Keene made a motion, seconded by Commissioner Pardo, to approve and accept participation in the Massachusetts Broadband Institute (MBI) "Residential Retrofit Program" for Hanson Housing Authority which is funded through MBI Grant funding and will facilitate the installation of new Fiber Optic Internet infrastructure at all units in Meetinghouse Lane. Additionally, authorize the Executive Director to execute any contract documentation necessary to lock in this Grant program participation award to help ensure that the infrastructure enhancements being made under the Residential Retrofit Program are utilized to their fullest extent, MBI introduced a support program called the Retrofit Ancillary Grantee (RANGE) program. It is likely that Hanson Housing Authority may receive a separate RANGE Grant in the future to support the Residential Retrofit Program. The motion passed unanimously.

Commissioner Pardo made a motion, seconded by Commissioner Keane, to approve and accept the Massachusetts Broadband Institute (MBI) "Range Grants)" for Hanson Housing Authority totaling \$38,114.98 and to authorize the Executive Director to execute any contract documentation necessary to lock in these awards. To help ensure that the infrastructure enhancements being made under the Residential Retrofit Program are utilized to their fullest extent, MBI introduced the Retrofit Ancillary Grantee

- \$33,590.76 for Meetinghouse Lane
- \$2,882.42 for LZ Thomas
- \$1,641.80 for Woodbine Avenue

The motion passed unanimously.

Commissioner Pardo made a motion, seconded by Commissioner Keane, to accept Emergency Award from EOHLC in the amount of \$655,273.00 for project #123089 Meetinghouse Lane Fire Alarm upgrade. The funding for this project does not impact on agencies Formula Funding. The project will be funded utilizing EOHLC Emergency Funds.

The motion passed unanimously.

### **Executive Director's Report**

Mr. Marathas reported on the following:

- Vacancies 9D and 12A completed, 16D new vacancy
- Boiler room inspected
- Fire Extinguisher inspected and updated
- Septic Inspection/Grant received for Septic Replacement
- Holiday decoration up and removed
- Work orders-LZ Thomas water line replacement, hot water tank replacement, Woodbine kitchen repair completed.
- Pop up Hanson food pantry at Meeting House Lane

### **Old Business**

None

### **New Business**

There being no further business, Commissioner Pardo made a motion, seconded by Commissioner Hunter, to adjourn.

The motion passed unanimously. The meeting adjourned at 6:48PM.

Respectfully submitted,

Kerrie Solomon  
Administrative Assistant  
Hanson Housing Authority