



HANSON HOUSING AUTHORITY

80 Meeting House Lane, Hanson, MA 02341

BOARD OF COMMISSIONERS MINUTES, MARCH 12, 2026

A Regular Meeting of the Hanson Housing Authority was duly called and held on Thursday, March 12, 2026 at 6:30PM. Upon roll call, the following Officers were found present and absent:

Present

Teresa Santalucia
Daniel Pardo
Kevin Keane
Dorothy Marrocco
Michael Hunter

Absent

Commissioner Pardo made a motion, seconded by Commissioner Keane, to approve the minutes of the January 8, 2026, Regular Board Meeting. The motion passed 4-0-1 with Commissioner Hunter abstaining.

Commissioner Santalucia made a motion, seconded by Commissioner Pardo, to nominate Keven Keane to represent the Housing Authority on the Hanson CPC board. The motion passed 4-0-1 with Commissioner Hunter abstaining.

Commissioner Pardo made a motion, seconded by Commissioner Marrocco to approve, certify and submit certification of the Executive Office of Housing and Livable Communities (EOHLC) Wage Match Regulations for 2026. The motion passed 4-0-1 with Commissioner Hunter abstaining.

Commissioner Keane made a motion, seconded by Commissioner Pardo, to approve the Affirmative Action Goal for FY 25-26 of 1 in every 5-minority placement rate for the 667-1 program. The motion passed 4-0-1 with Commissioner Hunter abstaining.

Commissioner Pardo made a motion, seconded by Commissioner Marrocco, to approve and authorize the Executive Director to enter a contract with EOHLC House Doctor, BSC Group, Inc. in the amount of \$32,850.00 for Design services for HHA State Project #123086: Septic Sewer Replacement at Woodbine Avenue. Source of funding is EOHLC Compliance Reserve Award. Board requests explanation regarding costs. Colleen Whalen to provide follow up information. The motion passed 4-0-1 with Commissioner Hunter abstaining.

Commissioner Keane made a motion, seconded by Commissioner Pardo, to accept the EOHLC Formula Funding Award for Fiscal Year 2029 (FY29) in the amount of \$177,244.18 and authorize the executive director to execute any required Contract for Financial assistance documentation supporting this award. The motion passed unanimously.

Commissioner Pardo made a motion, seconded by Commissioner Keane, to enter into a contract with Klein Hornig for legal assistance for the Section 18 Disposition of LZ Thomas through the RAD conversion process. The fee for the contract is 0 plus reimbursables. The contract is being done pro bono. Commissioner Santalucia discloses employment with Klein Hornig. The motion passed 4-0-1 with Commissioner Santalucia recusing herself from the vote.

Commissioner Keane made a motion, seconded by Commissioner Marrocco, to enter into a new contract for management services with Quincy Housing Authority for five years commencing on September 30, 2026, and terminating on September 30, 2031. The motion passed 4-1 with Commissioner Hunter voting no.

Executive Director's Report

Colleen Whalen reported on the following:

Operations:

- Fiber optics have been run inside all the buildings at MHL, LZ, & Woodbine Ave, they have pulled it underground at the LZ and Woodbine Ave, they ran into multiple issues trying to pull it underground at MHL and have pushed it back until spring to figure out burying new conduit & lines
- MHL BioClear septic panel had a short and currently tank #2 is not running, parts were ordered and should be arriving shortly.
- Septic tanks pumped at MHL & LZ in January
- Vacancies 16D & 16C have both been turned in, currently working on the vacancy 17C & 8C
- Food bank run in January, February was postponed and is scheduled for Friday 3/6
- 7 storms plowed and multiple treatments of walks
- Resolution to no heat calls that needed new thermostats and a reset on boiler
- Routine cleaning of common areas
- K-9 bedbug inspections completed
- 2 tub cuts at MHL for RA completed

Modernization:

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.
 - Force Account Plan being drafted
2. Project 123089 Fire Alarm Phase 2
 - Bids' due date extended to 3/13/26
 - Community Building was added to scope.
 - Estimated construction starts May 2026
3. Project 123088 Community Bldg. Electric Panel upgrade (non-critical)
 - Deferred to direct/shift funding to Phase 6 of the Building Envelope EIFS project.
4. Project 123065 Bioclear Study
 - Under Design with GCG Associates
 - Estimated Bidding Summer 2026
5. Project 123090 Maintenance Shed Siding replacement
 - To be added to scope of Phase 6 Envelope project
 - RGB Associates (current Architect) will most likely submit a Fee Amendment request
6. Project 123084 Tub Cuts for ADA units (667-1)
 - Obtaining Quotes from contractors. (<\$10,000)
7. Project 123086 Woodbine Septic System Replacement
 - BSC Group Fee Proposal accepted by EOHL.
 - Board Approval of the subject of tonight's vote.
8. Project 123096--Comprehensive Bldg. Envelope Repairs Phase 6 - On grounds Bldg.18 & 19
 - Schematic Design submitted
 - Waiting on EOHL Review Memo
9. Project 123100-Laundry Water Shutoff Valve Project
 - Force Account Plan approved
 - Estimated start late March

Old Business

None

New Business

There being no further business, Commissioner Keane, made a motion, seconded by Commissioner Marrocco to adjourn. The motion passed unanimously with meeting being adjourned at 6:57PM.

Respectfully submitted,

Kerrie Solomon
Administrative Assistant
Hanson Housing Authority