302

MINUTES OF THE PUBLIC HEARING
OF THE LUDLOW HOUSING AUTHORITY
July 8, 2020 11:00 a.m.

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Go-To Meeting 947588109 access 947-588-109# and conference call 1-877-568-4106

The meeting was called to order by Vice-Chairperson Audrey Polmanteer at 11:02 a.m.

1. Upon roll call those present were as follows:
   Present: Susan Stanek Audrey Polmanteer Joshua Carpenter
   Absent: David Sepanek
   Also, present: Robin Carvide & David Siniscalchi (RCAT Manager)

2. The Annual review draft was reviewed in order: Some changes are to be made:
   The addition of Family units to either 15 or 16 at time of completion.
   Changing Patricia Holley to Joshua Carpenter as Board Member
   Changing Audrey Polmanteer position to Vice-Chairperson
   Adding in dates for hearing and Board Meeting.

   CIP will have some changes:
   We will need to add in (2) State Street Developments for abatement, floor removal and replacement. 39 Chestnut Street #113 have floor structure checked for slanting issues. Concrete balconies, new issue, will have to be checked by Construction manager, for stability, and costs to repair.

   We did not have any tenants call in, but we had sent a survey out so tenants could report in what capital improvements they might like to see. Some were as follows:
   1. 88-98 & 116-152 Wilson Street – would like to see new metal doors and storm doors
   2. Bay window in community room needs replacing
   3. Parking lot at Wilson Street: redone and install more parking
   4. Repave parking lot at 39 Chestnut Street
   5. Weatherize apartment window at 39 Chestnut Street

   Numbers 2,3 & 4 are already on 5-year plan: if possible, will try to move into more current years

   Number 5 may be addressed with the outcome from our LEAN audit. They inquired about our electric and gas bills, so hopefully this will be something covered in what they give us for weatherization.

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The CIP draft will be updated once we have had Construction manager and/or engineer check out State Street Development concrete balconies and Chestnut Street flooring for estimated costs to repair.

Final draft of Annual Plan will be placed on agenda for Board Meeting for final Board Approval before sending to DHCD.

3. Audrey Polmanteer asked for a motion to adjourn:
   Motion made by Joshua Carpenter, which was seconded by Susan Stanek, to adjourn meeting at 11:40 a.m. All in favor

Sincerely submitted,
Robin Carvide