

**Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, July 16, 2024 @ 11:00 am**

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2024 JUL 10 PM 4:45

AGENDA

1. Roll Call, Members of Authority:

Susan Stanek Raymond Anderson Jon Baldwin Audrey Polmanteer
Kimberly Babin

2. Acceptance of the Minutes of the Meeting:

A. Minutes from June 18, 2024, (Have to amend FISH # 161136 CFC was also approved but not added to the minutes.)

3. Payment of Bills: Detailed report

4. Financial Report:

A. Financial Report: June (if Available)

5. Modernization Report: Updates

- A. FISH # 161102 Replace Common Area Floors: NSI
- B. FISH # 161127 VCT replacement at turnover State Street: LHA: partial
- C. FISH # 161138 ARPA FF: State St Dev. Balcony Repair: Scope RCAT
- D. FISH # 161139 ARPA FF: Electric Panel Replacement: State Street: LHA
- E. FISH # 161141 ARPA FF Maintenance Garage repairs Wilson Street: Pre-con
- F. FISH # 161142 ARPA FF Foundation Insulation Repair New Wilson: RCAT
- G. FISH # 161143 Replace crank out windows Chestnut Street: design
- H. FISH #161158 State Street Empties 5 Units + (2)?
- I. FISH #161159 Unit vacancy turnover Wilson and Chestnut: Forced Account:
- J. FISH #161164 48 Higher Street Renovation: Approved SOS Funded \$211,306

6. Reading of the Correspondence: Public Housing Notices Mass.gov
 - A. PHN 2024-09 LOCAL HOUSING AUTHORITY HOUSING NOW PROGRAM
 - B. PHN 2024-10 Changes to Chief Administrative and Financial Officer (CAFO) Program for AUP starting with FYE 2024 and Updates to Performance Management Review (PMR) for 2024 Cycle
7. Old Business:
 - A. 361 West Avenue: RFP completed waiting for EOHLC to approve
8. New Business:
 - A. Procurement Policy
 - B. Procurement Summary
 - C. Social Aggression Policy
9. Adjourn Meeting

Meeting Posted July 10, 2024