

**Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, September 16, 2025
11:00 am**

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TOWN CLERK'S OFFICE
2025 SEP 12 A 8:40
TOWN OF LUDLOW

1. Roll Call

Susan Stanek Raymond Anderson Audrey Polmanteer
Kimberly Babin Joao Alves

2. Acceptance of the Minutes of the Meeting:

A. Minutes from August 19, 2025

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Accountant Report: July Report (If available)

B. Budget Revision 1 Approval Letter

5. Modernization Report: Updates

A. Project # 161138 ARPA FF: State St Dev Balcony Repair: NTP 7/7/25

B. Project # 161158 Vacancy Initiative: State St (7) Empties: EOHLC: update

C. Project # 161159 Vacancy Initiative: Wilson, Chestnut, 28 Benton Street
Forced Account: Overseen by Thomas Boyer

D. Project # 161164 Vacancy Initiative 48 Higher St Renovation: EOHLC
Overseen by Juliet Borja Waiting for 1st Construction Meeting

E. Project # 161155 Asphalt Paving at Chestnut Street: EOHLC Design

F. Project # 161165 Repaves existing Parking lot Wilson Street: EOHLC

G. Project 161154 Flooring and abatement at Meadow Street: LHA

6. Reading of the Correspondence: Public Housing Notices Mass.gov

A. PHN 2025- Budget Guidelines

1. Executive Director Salary Guidelines
2. FY26 Executive Director Salary Calculation
3. Schedule of Net Metering Credit Savings
4. Budget Flex for Housing Authorities with Retained Revenue

7. Old Business:

- A. Update on truck & plow
- B. Update outdoor fireplace
- C. 250th Celebration: Need to pick new date.

8. New Business:

A.

9. Adjourn Meeting:

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Meeting Posted September 12, 2025