

**Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, October 21, 2025
11:00 am**

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2025 OCT 16 A 10:46
TOWN OF LUDLOW

1. Roll Call

Susan Stanek Raymond Anderson Kimberly Babin Joao Alves

2. Acceptance of the Minutes of the Meeting:

- A. Minutes from September 16, 2025
- B. Minutes from September 25, 2025

3. Payment of the Bills: Detailed report

4. Financial Report:

- A. Accountant Report: August 2025
- B. FYE 2026 Budget
- C. Executive Director/Board Approval Regarding Wage Match
- D. FYE2025 (if available)

5. Modernization Report: Updates

- A. Project # 161138 ARPA FF: State St Dev Balcony Repair:
Punch List/Vendor
- 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 Permit Approvals
- E. Project # 161155 Asphalt Paving at Chestnut Street: EOHLC update
- F. Project # 161165 Repaves existing Parking lot Wilson Street: EOHLC
- G. Project # 161154 Flooring and abatement at Meadow Street: LHA

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6. Reading of the Correspondence: Public Housing Notices ~~Mass Gov~~ A 10: 46
1. PHN 2025- 12 Seeking Candidates CAFO EOHLC
2. PHN 2025-13 Amendments to 760CMR 5.00 Effective 09/26/2025
A. 760 CMR 5.00 Eligibility & Selection Criteria
B. Housing Situation Priority Policy
7. Old Business:
A. Update on truck & plow
8. New Business:
A. 2008 Ford 250
B. 2011 Ford 150
C. Truck tool storage & Tommy Gate
9. Adjourn Meeting:

Meeting Posted October 16, 2025