

Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street, Ludlow, MA 01056
Tuesday, September 8, 2026
11:00 a.m.

RECEIVED
TOWN CLERK'S OFFICE
2026 SEP -2 P 4: 15
TOWN OF LUDLOW

1. Roll Call
Susan Stanek Raymond Anderson Kimberly Babin Joao Alves Michele Augusto
2. Acceptance of the Minutes of the Meeting:
 - A. Minutes from July 21, 2026
3. Payment of the Bills: Detailed report
4. Financial Report:
 - A. Accountant Report: June 2026
 - B. Rental Write-offs:
 - C. Formula Funding Approval for VU (6) State Street Apartments,
& (3) R/A tub/shower conversions: already complete: (1) State Street, (2)
Wilson Street Waiting for award.
5. Modernization Report: Updates
 - A. Project # 161155 Asphalt Paving Chestnut Street: Construction
 - B. Project #161158 Vacancy Initiative: State St (7) Empties: EOHLC: Payment #3
less retainage.
 - C. Project #161159 Vacancy Initiative: Vacancies Forced Account: Closed out
Waiting for current award to go through See:4. C and will request VU Monies.
 - D. Project #161164 VI 48 Higher Street: Construction stage
 - E. Project #161165 Repave existing Parking lot Wilson Street: EOHLC: Site Plan
approval: 1st Meeting 8/27/2026 2nd Meeting for changes with Planning Board
 - F. Project #161168 Hazardous Materials Testing (basement at Chestnut Street)
 - G. Project #161169 Tub Shower Conversion-113A Wilson Street: Completed:
waiting for re-imburement monies.
 - H. Project # 161170 Balcony Repairs State Street Phase 11: Design
 - I. Project #161171 Rescreen Community room rear porch: Planning
6. Reading of the Correspondence: to read these search Ma Public Housing Notices
 - A. PHN 2026-09 CIP Module now available FYE Dec 31
 - B. PHN 2026-10 FYE 2027 Executive Director Salary and Qualifications Schedule
 - C. PHN 2026-Budget Guidelines
 - D. RCAT Terminating contract with Chestnut Street Basement Rental.

7. Old Business:
 - A. Water damage 37/39 Chestnut Street: Repairs all complete
8. New Business:
 - A. By Law Updates
 - B. Maintenance Policy Updates
 - C. October Meeting Date Change
9. Adjourn Meeting:

Meeting Posted: September 3, 2026