

Ludlow Housing Authority  
Regular Board Meeting  
Wed, August 25, 2021, 11:00 AM  
Held in person at Wilson Street Community Hall  
114 Wilson Street, Ludlow, MA 01056

AGENDA

1. Roll Call, Members of Authority

Susan Stanek	Joshua Carpenter
David Sepanek	Audrey Polmanteer

2. Acceptance of the Minutes of the Meeting:

A. Minutes from July 21, 2021

3. Payment of Bills: Detailed report

4. Financial Report:

A. Accountant Report: July 2021 (if available after revision)

5. Modernization Report: Updates

- A. FISH # 161100 Laundry Room reconfiguration Wilson Street: DHCD active
- B. FISH # 161117 Vanity State St Development: DHCD design
- C. FISH # 161104 Replace Windows John Thompson Manor  
Review and vote on Certificate of Substantial Completion  
Approval to make payment #1
- D. FISH #161099 PTAC replacement with ASHP: Active  
Approval to make payment #1  
Review and vote on Certificate of Substantial Completion
- E. FISH # 161082 Hall Window replacement Wilson Community Room:  
active
- F. LEAN State/Hampden/Meadow NTP
- G. LEAN Wilson/New Wilson NTP

6. Reading of the Correspondence:

A. Public Housing Notices: Go to: MA Public Housing Notices to review

1. PHN 2021-15 Mandatory Data Reporting
2. PHN 2021-16 Board Member Attendance Application Reminders  
Mandatory Board Training & Tenant Board Member Training
3. PHN 2021-17 Template Reasonable Accommodation Policy  
(20) page sample template (can be viewed in State Notices)

7. Old Business:

A. Ethic online test: need 1

B. PHN 2019-13 Technical Assistance for Vacant Land Development:

1. Hampden County Register of Deeds
2. Personal belongings (misc. debris) update
3. Trespasser of borders (From Town)

C. Chestnut Street: Senior Center movement plan: building use

D. Budget Revision sent to DHCD for approval

E. Annual Plan with CIP sent to DHCD for approval

F. Parking situation Wilson Street: proposal to make visitor parking area

8. New Business:

A. COVID 19 Restrictions Lifted and opening plan.

B. Available Tenant Board Position

C. David Sepanek to address Board on Federal/State Alternative Housing

9. Adjourn Meeting

Meeting Posted August 19, 2021