

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

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

6. Reading of the Correspondence: Public Housing Notices Mass.gov
 1. PHN 2025- 12 Seeking Candidates CAFO EOHLIC
 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