

**Ludlow Housing Authority
Board of Directors Meeting
114 Wilson Street
Community Room
Ludlow, MA 01056
Tuesday, August 19, 2025
11:00 am**

1. Roll Call

Susan Stanek Raymond Anderson Audrey Polmanteer
Kimberly Babin Joao Alves

2. Acceptance of the Minutes of the Meeting:

A. Minutes from July 15, 2025

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Accountant Report: May Report

B. Accountant Report: June Report (3rd Qtr.)

C. Budget FYE25 Revision

5. Modernization Report: Updates

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

B. Project # 161142 ARPA FF: Foundation insulation repair New Wilson:
Design: RCAT: Construction Complete, waiting for paperwork

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

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

E. Project # 161164 Vacancy Initiative 48 Higher St Renovation: EOHLC
Overseen by Juliet Borja Waiting for EOHLC for contract

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

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

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

6. Reading of the Correspondence: Public Housing Notices Mass.gov
 - A. PHN 2025-09 Annual Plan Update
 - Attachment A: Annual Plan Calendar
 - Attachment B: Annual Plan Checklist
 - B. PHN 2025-10 Mandatory Data Reporting
 - Attachment A: LHAs in compliance through SOHA
 - Attachment B: LHAs in compliance for Accessible counts
7. Old Business:
 - A. Update on truck & plow
 - B. Information on outdoor fireplace: Prices to fix and tear down.
 - C. 250th Celebration: Need to pick new date.
8. New Business:
 - A.
9. Adjourn Meeting:

Meeting Posted August 11, 2025