

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

1. Roll Call

Susan Stanek Raymond Anderson Audrey Polmanteer Kimberly Babin

2. Acceptance of the Minutes of the Meeting:

- A. Minutes from December 17, 2024, Special Meeting
- B. Minutes from December 17, 2024, Regular Meeting

3. Payment of the Bills: Detailed report

4. Financial Report:

- A. Accountant Report

5. Modernization Report: Updates

- A. Project # 161102 Replace common Area Floor: CFC needs review & voted on.
- B. Project # 161127 VCT replacement at turnover State Street: LHA: partial
- C. Project # 161138 ARPA FF: State St Dev Balcony Repair: Design RCAT
- D. Project # 161139 ARPA FF: Electric Panel Replacement State St LHA
- E. Project # 161142 ARPA FF: Foundation insulation repair New Wilson: Design: RCAT
- F. Project # 161143 Replace crank out windows Chestnut St: Windows scheduled to come in January 30, 2025
- G. Project # 161158 Vacancy Initiative: State St Empties total (8): EOHLC
- H. Project # 161159 Vacancy Initiative: Wilson, Chestnut, 28 Benton Street Forced Account: Overseen by Thomas Boyer
- I. Project # 161164 Vacancy Initiative 48 Higher St Renovation: SOS Funded: EOHLC Overseen by Juliet Borja

6. Reading of the Correspondence: Public Housing Notices Mass.gov
  - A. PHN 2024-24 Procurement of internet installation
  - B. PHN 2024-25 LTO Guidance
  - C. PHN 2025-1 Vacant Unit Task Force
  - D. PHN 2025-2 NOFA Comprehensive Modernization
  
7. Old Business:
  - A. RFP House purchase update
  - B. Review MMDT
  - C. Solar Panels Wilson Street Development: Update
  
8. New Business:
  - A. Board Member On-Line Training
  - B. Board Member Conflict of Interest Training and Summary
  
9. Adjourn Meeting:

Meeting Posted January 15, 2024