

**Ludlow Housing Authority  
Board of Directors Meeting  
114 Wilson Street  
Community Room  
Ludlow, MA 01056  
Tuesday, October 15, 2024  
11:00 am**

1. Roll Call

Susan Stanek Raymond Anderson Jon Baldwin Audrey Polmanteer  
Kimberly Babin

2. Acceptance of the Minutes of the Meeting:

A. Minutes from September 17, 2024

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Financial Report: August 2024

B. Proposed Budget FYE 2025 (if available)

5. Modernization Report: Updates

A. Project # 161102 Replace common Area Floor: NSI

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 # 161141 ARPA FF: Maintenance Garage repair Wilson St:

Review and vote on CSC, CFC and payment for completed job.

F. Project # 161142 ARPA FF: Foundation insulation repair New Wilson:

Design: RCAT

G. Project # 161143 Replace crank out windows Chestnut St: Design RCAT

Review and vote on accepting lowest acceptable bid.

H. Project # 161158 Vacancy Initiative: State St Empties total (8): EOHLC

I. Project # 161159 Vacancy Initiative: Wilson, Chestnut, 28 Benton Street

Forced Account: Overseen by Thomas Boyer

J. 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 2024-16 Affordable Homes Act (AHA) and State-Aided Public Housing
  - B. PHN 2024-17 State Units Federalization (NOFA)  
(Ludlow Housing Authority does not have Federal program)
7. Old Business:
  - A. RFP 361 West Avenue: Update
8. New Business:
  1. OD Answering Service: Discuss new answering service
9. Adjourn Meeting:

Meeting Posted October 9, 2024