

**Ludlow Housing Authority  
Board of Directors Meeting  
114 Wilson Street  
Community Room  
Ludlow, MA 01056  
Tuesday, November 19, 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 October 15, 2024

3. Payment of the Bills: Detailed report

4. Financial Report:

A. Financial Report: FYE 2024 and Certifications

B. Proposed Budget FYE 2025

5. Modernization Report: Updates

A. Project # 161102 Replace common Area Floor: NSI construction

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: NTP

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

7. Old Business:

A. RFP 361 West Avenue:

8. New Business:

1. MMDT Representative Caroline Kafafian to speak on program

2. RFP to purchase replacement property

9. Adjourn Meeting:

Meeting Posted November 14, 2024