

Attleboro Housing Authority  
Minutes  
December 5, 2024

A regular meeting of the Attleboro Housing Authority was held virtually on Thursday, December 5, 2024 via GoToMeeting. Chair DuPlessie called the meeting to order at 5:45 PM.

Present: Steve DuPlessie, Thomas Morin, Narvy Kes-DesLauriers, Cyndee Goodinson

Absent: Jo-Ann Vaughn

I. Approval of Minutes October 24, 2024

- a. Motion to approve the minutes made by Commissioner Morin
- b. Motion seconded by Commissioner Kes-DesLauriers
- c. Motion carried 4-0

II. Approval of Check Warrants #389 and #390

- a. Motion to approve check warrants made by Commissioner Kes-DesLauriers
- b. Motion seconded by Commissioner Morin
- c. Motion carried 4-0

III. Executive Director Report

- a. Vacancies: excellent progress made; 10 vacancies, 2 will be occupied next week; 2 individuals passed away and will be reported soon; maintenance expenses are lower with fewer units to turn; considering eviction process for a couple tenants.
- b. Financial report: Budget FY25 approved by state, numbers in report reflect that; Reserves are good.
- c. Amendment 16 Contract for Financial Assistance in the amount of \$1,150,373.07 for FY26
  - i. Motion to approve Amendment 16 made by Commissioner Morin
  - ii. Motion seconded by Commissioner Goodinson
  - iii. Motion approved 4-0
- d. Project #016172 Brookside Phase 1 Siding Project: Email vote approved Substantial and Final Completion; reaffirm vote needed
  - i. Motion made by Commissioner Morin to reaffirm email vote
  - ii. Motion seconded by Commissioner Kes-DesLauriers
  - iii. Motion approved 4-0
- e. Phase 2 Siding and Roofing Project – Low bidder: Homer Contracting - \$773,000
  - i. Motion to authorize Homer Contracting made by Commissioner Kes-DesLauriers
  - ii. Motion seconded by Commissioner Morin.
  - iii. Discussion on the Project Phases, happy with how project is going so far.
  - iv. Motion approved 4-0
- f. Property Insurance update: Rates have increased 7.5%, deductible increased from \$5,000 to \$9,000

- g. Update on Pleasant St. Shelter: Maloney properties is responsible for leasing up Attleboro homeless shelter single-room units; AHA administering 22 Project-Based MRVP vouchers for those units once they are leased up; AHA will be doing verification and recertification process. Steve commented that the beginning of January is the goal for opening shelter to tenants; Catholic Charities of Fall River will be running the 18 shelter beds; Father Bill's overseeing the 22 apartments.
  
- IV. LTO report- None
  
- V. Board Member Comments
  - a. Steve asked about setting up a tour of some of the vacant AHA units since he's never been in them; the Executive Director commented that he can arrange a tour for those interested
  
  - b. Next meeting Thursday January 23, 2025; Executive Director will communicate if the meeting is in-person or virtual
  
- VI. Adjourn
  - a. Motion to adjourn made by Commissioner Morin
  - b. Motion seconded by Commissioner Goodinson
  - c. Meeting adjourned at 6:10 PM.

Respectfully submitted,

Paul M. Dumouchel  
Executive Director