

Attleboro Housing Authority
Minutes
October 26, 2023

A regular meeting of the Attleboro Housing Authority was held on Thursday, October 26, 2023 in the River Court Community room, 4 Hodges Street. Chair Kathleen Park called the meeting to order at 5:46 PM.

Present: Kathleen Park, Steve DuPlessie and Narvy Kes-DesLauriers (via phone)

Absent: Jo-Ann Vaughn

I. Approval of Minutes September 28, 2023.

Commissioner DuPlessie made a motion to approve minutes of September 28, 2023 as presented. Commissioner Kes-DesLauriers seconded the motion. Approved 3-0.

II. Approval of Warrant #376

Commissioner Kes-DesLauriers made a motion to approve Warrant #376 and the addendum as presented. Commissioner DuPlessie seconded the motion. Approved 3-0.

III. Executive Director Report.

1. *Operating Statements.* For period ending September 30, 2023. No questions from the Board.
2. *Quarterly Statements.* For end of Quarter 1, September 30, 2023. No questions from the Board.
3. *Occupancy Report.* The Executive Director reported there are 13 vacant units.
4. *Tenant Accounts Receivable.* No questions from the Board.
5. *Resident Services Coordinator Report.* No questions from the Board.
6. *Family Self Sufficiency Report.* No questions from the Board.
7. *Public Housing Specialist Report.* No questions from the Board.

IV. Emergency and Capital Improvement Projects

- A. River Court Apts. (667-5) FISH #016124 Geothermal Heat/Second Elevator Initiative. The Executive Director reported they are awaiting substantial completion.
- B. 17 Peck Street Interior Painting/91 George Street New Rear Entry Door (689) FISH #016167.
Commissioner Kes-DesLauriers made a motion to authorize the Executive Director into a contract with Katco Contracting Inc. of Blackstone, MA in the amount of \$26,200.00. Commissioner DuPlessie seconded the motion. Approved 3-0.

- C. Kitchen Upgrade (689 sites). #0161470
No update, work is progressing.
- D. Retaining Wall Survey (200-Hillcrest Oaks Family) #016171.
The Executive Director stated escalating follow-ups due to non-response from EOHL.
- E. Exterior Siding Phase 1 (667-Brookside) #016172.
The Executive Director stated bidding to occur early in January 2024.

V. Management – Other.

- A. Public Housing Notice 2023-19.
The Executive Director discussed the possibility of plugging into this program to possibly address modernization needs at the Martin Street property. EOHL Vacancy Initiative.
- B. Staff Development.
 - Mental Health First Aid Seminar will be held for all staff on October 21, 2023.
- C. Tenant Accounts Receivable Write-Off's.
Commissioner DuPlessie made a motion to authorize Attleboro Housing Authority to write-off tenant balances totaling \$18,778.81. Commissioner Kes-DesLauriers seconded the motion. Approved 3-0.
- D. HUD Payment Standards.
Commissioner DuPlessie made a motion to approve the 2024 HUD Housing Choice Voucher Payment Standards. Commissioner Kes-DesLaurier seconded the motion. Approved 3-0.
- E. Pest Control Contract.
Commissioner DuPlessie made a motion to authorize the Executive Director to enter into a 12month agreement with Guardian Pest Control for extermination services. Commissioner Kes-DesLauriers seconded the motion. Approved 3-0.
- F. Alternative Energy Credit Agreement.
Commissioner Kes-DesLauriers made a motion to enter into an agreement with Green Harbor Energy to obtain alternative energy credits for installed air sourced heat pumps. Commissioner DuPlessie seconded the motion. Approved 3-0.
- G. Management Agreements.
The Executive Director gave a brief updated on the status of the Managed agencies. Items of note are a vacancy in Plainville on the Maintenance team. The Administrative Assistant position at Sharon Housing Authority has been filled.
- H. Attleboro Housing Associates, Inc.
RFP is being submitted for the old Attleboro High School building.
Team assembled includes:
 - Barbara Sokoloff – Housing Consultant

- Eric Kuczarski – First Hartford/Connolly Partners
- Douglas Brown – DBVW Architects
- Kenissa Kutins – DBVW Architects

I. Upcoming Board Meetings.

- Next Board Meeting November 30, 2023.

VI. Attleboro Housing Authority Tenants Association.

1. Hillcrest Oaks and 705 Family Sites Tenant Association. No Report.

VII. Old Business.

None.

VIII. New Business.

None.

IX. Any unforeseen items arising within 48 hours of the meeting that could be included on the Board Agenda. None.

X. Open Comments.

1. Residents –

- An Oakhurst resident asked about new benches for the development.

2. Public – None.

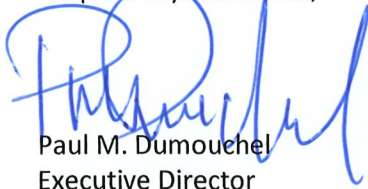
3. Press – None in attendance.

4. Motion to Adjourn

Commissioner Kes-DesLauriers made a motion to adjourn the meeting at 6:30 PM.

Commissioner DuPlessie seconded the motion. Approved 3-0.

Respectfully submitted,



Paul M. Dumouchel
Executive Director