

Attleboro Housing Authority
Minutes
June 25, 2026

A regular virtual meeting of the Attleboro Housing Authority was held on Thursday, June 25, 2026 via GoToMeeting. Chair DuPlessie called the meeting to order at 5:30 PM.

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

Absent: None

- I. Approval of Minutes April 23, 2026
 - a. Motion to approve the minutes made by Commissioner Morin.
 - b. Motion seconded by Commissioner Goodinson.
 - c. Motion carried 5-0
- II. Approval of Check Warrant #407 and its addendums
 - a. Motion to approve check warrant made by Commissioner Morin.
 - b. Motion seconded by Commissioner Kes-DesLauriers.
 - c. Motion carried 5-0
- III. Approval of Check Warrant #408 and its addendums
 - a. Motion to approve check warrant made by Commissioner Kes-DesLauriers.
 - b. Motion seconded by Commissioner Morin.
 - c. Brief discussion on the check amounts.
 - d. Motion carried 5-0
- IV. Executive Director Comments
 - a. Executive Director welcomed Katy to the board.
 - b. Affirmative Action Goal Acknowledgment
 - i. Narvy asked what the Asian population is in Attleboro; Executive Director will find out and send it to the board.
 - c. Legal Settlement with tenant
 - i. Attleboro Housing Authority went through legal process, attorneys agreed to settle the case; will not cost the AHA anything; state will reimburse via budget revision of \$25,000
 - ii. Motion to approve budget revision made by Commissioner Goodinson.
 - iii. Motion seconded by Commissioner Morin.
 - iv. Motion carried 5-0
 - v. Executive Director emphasized that settlements such as this are rare, and that EOHLC made the final call on going forward with the settlement.
 - d. April 2026 Financial Report
 - i. In great shape in this last month of the fiscal year; budget categories on track.
 - ii. Fully staffed with the exception of 1 maintenance member.

- e. Vacancy Update
 - i. 16 total vacancies, 3 missing on the list in the packet; two units in offer stage
 - ii. Brief overview of the extent of renovations needed on the 12 Holman property; separate funding project set up for the turnover, so state will reimburse the costs.
- f. HUD Funding Shortfall
 - i. HUD estimates there will not be enough money by the end of the year to cover landlords
 - ii. AHA encouraged landlords not to raise rents too much this year
 - iii. End of July follow-up shortfall call with HUD is scheduled
 - iv. AHA does have reserves to draw on if needed; all agencies are being alerted to the shortfall potential.
 - v. Executive Director will keep the board informed on the situation.
- g. Project Update
 - i. Project #016171 – Retaining wall repairs
 - 1. Project ongoing; entire wall has been removed and is being replaced; contractor and engineer were on site this week to check progress.
 - ii. Project #016179 – Brookside Intercom Upgrades
 - 1. Awaiting Substantial and Final Completion once punch list is complete.
 - iii. Project #016186 – Roof Replacement 91 George St.
 - 1. Project going along well.
 - 2. Change order approval for gutter guards - \$3904
 - a. Motion to approve change order made by Commissioner Morin.
 - b. Motion seconded by Commissioner Kes-DesLauriers.
 - c. Motion carried 5-0.
 - iv. Maple Terrace Fire alarm upgrade project
 - 1. American Service Company is lowest responsible bidder
 - 2. Motion to authorize entering into contract made by Commissioner Kes-DesLauriers.
 - 3. Motion seconded by Commissioner Morin.
 - 4. Motion carried 5-0.
 - v. Project #016187 – 12 Holman St.
 - 1. Ongoing, extensive project.
 - vi. Brookside Siding Project
 - 1. Phase 3 beginning sometime in August.
- h. Mass State Budget
 - i. Budget has been passed; increase of 2% operating subsidy line item - \$117 million
 - ii. RSC line item has no additional funding; not able to hire a part time RSC in Westport as a result
- i. Executive Director Contract
 - i. Executive Director informed the board that his tentative retirement date is 6/30/2027 and that he will be an at-will employee going forward instead of renewing the contract.
 - ii. Discussion on timing of hiring process for the new Executive Director, possibly end of the year.

- iii. Commissioner Goodinson asked if the new person would also manage the other housing authorities; Executive Director said it is part of the job since contracts are in place with these authorities.
 - iv. Chair DuPlessie requested that an item be added to next month's agenda to begin discussing plans to hire a new Executive Director.
- j. LTO report
 - i. Executive Director informed the board that the president of the LTO has resigned due to moving out of the family site.
 - ii. As of now, no one has expressed interest in taking her place on the LTO program; dissolving the organization is a possibility in the next few months if no one comes forward to keep it going.
- V. Old Business - None
- VI. New Business – None
- VII. Board Member Comments
 - a. Next Meeting – Tentatively Thursday, July 23, 2026
 - b. Commissioner Mulcahy asked about security cameras at Rivercourt; Executive Director stated it is being looked into to get the best system for the needs at Rivercourt.
- VIII. Resident Comments – None
- IX. Adjourn
 - a. Motion to adjourn made by Commissioner Goodinson.
 - b. Motion seconded by Commissioner Kes-DesLauriers.
 - c. Motion approved 5-0
 - d. Meeting adjourned at 6:17 PM.

Respectfully submitted,

Paul M. Dumouchel
Executive Director