

**Brookline Housing Authority Board Meeting Minutes Date:**

April 8, 2025

**Location:** Hybrid (in-person – 90 Longwood Ave and zoom)

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**Board members in attendance:**

- Mike Jacobson
- Susan Cohen (via Zoom)
- Barbara Dugan
- Judy Katz
- Kimberly Richardson

**Absent:** None

**Time Called to Order:** 4:30 PM

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**2. Board Reports**

**Summary:**

No formal board member reports were given.

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**3. Executive Director's Report**

**Summary:**

- Expressed gratitude to staff and board members, especially Lisa and senior staff.
- Reviewed FY25 performance and FY26 expectations, highlighting increased state subsidies and capital progress.
- Noted audits of LLC properties showed no findings.
- Provided updates on Resident Services programming, including new initiatives at 22 High Street and mental health outreach at Egmont and Trustman.
- Redevelopment updates included progress at 50 Pleasant Street and delays at Walnut High and Kickham.
- Federal updates included HUD's revised Fair Market Rents and ongoing HCV shortfalls.
- Operations update noted arrears trends, 18 state vacancies, and multiple new hires.
- Recognized Commissioner Barbara Dugan for 35 years of service.

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#### **4. Public Comment**

- BHA Residents welcomed Executive Director Ben and voiced support for his leadership.
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#### **5. Consent Agenda**

**Motion to Approve:** Barbara Dugan

**Seconded by:** Judy Katz **Vote:**

Passed unanimously **Items**

**Approved:**

##### **A. Approval of Minutes**

- Vote to approve March 11, 2025, Board Meeting Minutes.

##### **B. Final Completion – Bathroom Fans (High Street Veterans)**

- Vote to approve final completion with Araujo Brothers Plumbing & Heating, Inc. for Phase II Bathroom Fans Installation project.

##### **C. Final Completion – Stairwell Project (High Street Veterans)**

- Vote to approve final completion with Homer Contracting, Inc. for Painting, Patching & Stair Repair project.

##### **D. Final Completion – Fire Alarm Upgrade (1057 Beacon Street)**

- Vote to approve final completion with Laracy Electrical Contractors, Inc.

##### **E. Contract Award – A&E (Egmont Street Veterans)**

- Vote to affirm a contract with SOCOTEC for architectural and engineering services for the roof replacement project in the amount of \$87,000.

##### **F. CFA Amendment**

- Vote to accept EOHLC's Amendment #17 to Contract for Financial Assistance 5001 in the amount of \$7,862,441.58 for Compliance Reserves.
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## **6. Contract Award – Consulting Services (Walnut High Redevelopment) Motion**

**to Approve:** Judy Katz

**Seconded by:** Barbara Dugan

**Vote:** Passed unanimously

- CLEAResult selected to provide Passive House Verifier and Enterprise Green Communities consulting services.
- Award followed an RFP process with five proposals.
- Contract amount: not-to-exceed \$122,550.

## **7. Contract Award – Resident Relocation (Walnut High Redevelopment)**

**Motion to Approve:** Barbara Dugan

**Seconded by:** Kimberley Richardson **Vote:**

Passed unanimously **Summary:**

- HOU awarded contract for relocation planning and implementation—\$539,361.50.
- Covers relocations for Phases 1 & 2, including temporary relocation to 32 Marion Street.
- Legal review pending regarding escalation clauses not included in the proposal.

## **Retirement Recognition – Commissioner Barbara Dugan**

- Honored for 35 years of service and seven successful elections.
  - Reflected on her advocacy and experience since 1978.
  - Board members expressed gratitude and shared personal tributes.
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## **8. Other Business**

No additional business.

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## **9. Upcoming Meetings**

**Next Meeting Date:** May 27, 2025, at 4:30 PM

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## **10. Vote to Adjourn**

**Motion to Adjourn:** Judy Katz

**Seconded by:** Barbara Dugan

**Time Adjourned:** 5:05 PM

**A TRUE COPY**

**ATTEST**



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**Ben Stone, Executive Director**