

# TAUNTON HOUSING AUTHORITY

## MINUTES OF THE REGULAR MEETING OF FEBRUARY 19, 2025

The members of the Taunton Housing Authority (THA) met for a Regular Meeting 15 West Britannia Street in the City of Taunton at 3:15 p.m. on February 19, 2025.

The meeting was called to order by the Chairperson, and, upon roll-call, those members present and absent was as follows:

**PRESENT:** F. Roger Hoffmann  
Lillian Ricketts  
Alison Rosa

**ABSENT:** Arthur Lopes

The Chairperson introduced the first item on the Agenda, the Consent Agenda.

Upon a motion made by Ms. Ricketts, seconded by Ms. Rosa, it was unanimously

**VOTED:** To approve the Consent Agenda

The Chairperson moved to the Executive Director's Report.

The Executive Director began her report by informing the Board that the work at Paul Bunker Drive Phase 1 has commenced, with the focus on digging for the Community Center. There have been issues with underground wires, and plans are in place to address these challenges. Additionally, there will be sidewalk work undertaken to ensure ease of movement for the people in the area.

The Community Center at Fitzsimmons Arms has recently reopened, boasting a new logo. There are plans for a grand opening event closer to spring, generating a great deal of excitement. The process has been coming for a long time, with ongoing work on sliders, nearing completion. Significant piping work has been carried out at both Fitzsimmons Arms and Caswell Grove, including the installation of liners through pipes, which has incurred considerable costs. This maintenance work is essential due to the age of the buildings, where issues are not always immediately apparent.

Kim Leonard, the Section 8 Director, will be retiring tomorrow after serving the agency for 36 years. It's noteworthy that she has only called out sick once during her tenure. This departure leaves behind significant responsibilities to be filled, and Maria Palma, the new Director, is poised to step into this role after undergoing training for a few months. This transition is always bittersweet, marking the end of an era while paving the way for new beginnings.

Upon a motion made by Ms. Rosa, seconded by Ms. Ricketts, it was unanimously

**VOTED:** to approve the Executive Director's Report

The Chairperson moved to New Business.

The first item under New Business was State and Federal Modernization Reports.

The Executive Director indicated that the Board did not need to vote the State and Federal Modernization Reports as well as the Paul Bunker Drive Community Center Report.

The next item under New Business was the Final Renewal of Lawn Care Contract.

The Executive Director recommended that the Board approve the Final Renewal of Lawn Care Contract with B & M Maintenance.

Upon a motion made by Ms. Ricketts, seconded by Ms. Rosa, it was unanimously

**VOTED:** to approve the Final Renewal of Lawn Care Contract

The next item under New Business was Mini-Split Preventative Maintenance Services for Bristol County.

The Executive Director requested that the Board award the Mini-Split Preventative Maintenance Services for Bristol County to Paqcon, LLC. In the amount of \$124,190.00.

Upon a motion made by Ms. Rosa, seconded by Ms. Ricketts, it was unanimously

**VOTED:** to award the Mini-Split Preventative Maintenance Services for Bristol County to Paqcon, LLC.

The next item under New Business was Fire Alarm Upgrade at Scattered Sites.

The Executive Director recommended that the Board award Fire Alarm Upgrade at Scattered Sites to DHM Electric, Inc. in the amount of \$1,888,000.00.

Upon a motion made by Ms. Rosa, seconded by Ms. Ricketts, it was unanimously

**VOTED:** to award Fire Alarm Upgrade at Scattered Sites to DHM Electric, Inc.

The last item under New Business was Designer Approval of Family Self Sufficiency Grants.

The Executive Director recommended that the Board give the Executive Director Approval of submitting Family Self Sufficiency Grants.

Upon a motion made by Ms. Ricketts, seconded by Ms. Rosa, it was unanimously

**VOTED:** to give the Executive Director Approval of submitting Family Self Sufficiency Grants

The Chairperson moved to Old Business

There was no Old Business

The Chairperson moved to Other Business

Other Business: The Chairperson moved to Other Business for consideration of any matter not known about or which could not have been reasonably foreseen within 48 hours of this meeting.

The Executive Director recommended that the Board allow the Director to apply to the HUD Health and Safety Grant and the Housing Authority Insurance Fire Pacific Panel Grant.

Upon a motion made by Ms. Rosa, seconded by Ms. Ms. Ricketts, it was unanimously

**VOTED:** to allow the Director to apply to the HUD Health and Safety Grant and the Housing Authority Insurance Fire Pacific Panel Grant

Upon a motion made by Mr. Ricketts, seconded by Ms. Rosa, it was unanimously

**VOTED:** to adjourn the meeting at 3:31 p.m.

Date of Next Meeting: Wednesday, April 16, 2025

Place of Next Meeting: 15 West Britannia Street  
Taunton, MA

Attachments:

- Board Minutes
- Bills Schedule
- Vacancy Report
- Tenant Account Receivables Report
- State, Federal Modernization and Paul Bunker Community Center Reports
- State and Federal Modernization Reports
- Paul Bunker Drive Community Center Report
- Final Renewal of Lawn Care Contract
- Mini-Split Preventative Maintenance Services for Bristol County
- Fire Alarm Upgrade at Scattered Sites
- Approval of Family Self Sufficiency Grants