

Millbury Housing Authority
89 Elm Street
Millbury, MA 01527
508-865-2660

3/18/2026

Meeting convened at 9:16 am

Present: Chair: Sherry Forleo, Commissioners: Veronica Wood, Frances Gauthier, Michael Michalak, Carolyn Dik Others Present: E.D. Danielle Johnson

- Motion made by Veronica Wood seconded by Frances Gauthier to approve the minutes of the January 21, 2026, meeting. All in favor. Motion carried unanimously.
- Motion made by Veronica Wood seconded by Frances Gauthier to approve the December consolidated voucher report. All in favor. Motion carried unanimously.
- Michael Michalak moved to approve the Jan/Feb MRVP voucher report. Veronica Wood seconded it. All in favor. Motion carried unanimously.
- Veronica Wood moved to approve the Low bidder for project#186128 Congregate Roll in Showers. After a lengthy discussion by Mike to the board regarding previous experiences with Varieka, the board decided to reject the low bidder. E.D. Stevens said she would reach out to EOHLC for guidance on next steps. Michael Michalak seconded the motion. All in favor. Motion carried unanimously.
- E.D. Johnson discussed with the Board the new Department of Labor Standards rates. The rates this year were astronomically high, and many housing authority budgets would not be able to afford the increase. She explained that ED's across MA along with MASS NAHRO were requesting a revised rate sheet. Maintenance raises would be on hold until the issue was resolved.
- E.D. Johnson let the Board know that after months of back and forth with TK Elevator, she was able to get \$20,000 off the final invoice for the new elevator repair.
- The Scope of Services was reviewed for project # 186125 Sewer Line Replacement at Memorial Dr. Michael Michalak moved to approve the SOV. Carolyn Dik seconded. All in favor. Motion carried unanimously.
- E.D. Johnson gave the Board an update on the Capital Improvement projects. 1. We are in the early stages of hot water heater replacement at Centerview. 2. we met with Nault Architects and visited every unit at Pearl st. for the Linden apt tub surrounds 3. The exterior lighting at Colonial Dr.

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has been changed to a HA managed project because the LEAN program came in and is taking on a good majority of the work under energy efficiency programs saving the HA a substantial amount of money.

- The next meeting is scheduled for April 15, 2026, at 1 p.m.
- Vernica Wood moved to adjourn the meeting and Michael Michalak seconded the motion. All in favor. Motion carried unanimously.
- Meeting adjourned at 10:17 a.m.