



# Fitchburg Housing Authority

FITCHBURG CITY CLERK

Sep 19 2025 3:14 pm

## Notice of FHA Regular Board Meeting

**REVISED**

4:17 pm, Sep 22, 2025

Notice is hereby given in accordance with Chapter 30A, Sections 18 through 25 of the General Laws that a Regular Meeting of the FHA will be held at 08:30 AM on Thursday, September 25<sup>th</sup>, 2025, via actual participation. The meeting will be held at the Daniels Heights Community Room, 1 Daniels Heights, in the City of Fitchburg, Massachusetts. FHA tenants and the public are invited to attend.

### A. Agenda Items & Motions

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1. Motion to Open Meeting (Quorum Requirement: Three FHA Board Members)
2. Motion for Public Comment on Agenda Items, Maintenance, & Occupancy Issues
3. Motion to Approve Minutes of the FHA Regular Board Meeting Held on August 27<sup>th</sup>, 2025
4. Motion to Approve Minutes of the FHA Executive Session Meeting Held on August 27<sup>th</sup>, 2025
5. Motion to Approve Payables for August FY2025
6. Motion to Approve Financials January – July FY2025
7. Motion to Approve Owner-Contract Agreement for Project #097189 (\$348,000)
8. Motion to Approve Change Order #0007 – Wallace Tower (\$2,126,866.20) Project# 097132
9. Motion to Approve Change Order #0008 – Wallace Tower (\$212,506.26) Project# 097132
10. HCV Homeownership Program (**Tabled from Feb. Meeting**)
11. Motion to Approve HUD Voucher Payment Standards 2025-2026
12. Motion to Approve HUD Voucher Utility Rates 2025-2026
13. Motion to Adjourn

### B. Executive Session

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This Motion is made pursuant to M.G.L. c30A Section 21 (a)(6) for the following reason: 2. To conduct strategy sessions in preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel; 3. To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares; 4. To discuss the deployment of security personnel or devices, or strategies with respect thereto; 5. To investigate charges of criminal misconduct or to consider the filing of criminal complaints; 6. To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body; Per the General Laws a public body may meet in executive session provided that: 1. The body has first convened in an open session; 2. A majority of members of the body have voted to go into executive session and the vote of each member is recorded by roll call and entered into the minutes; 3. Before the executive session, the chair shall state the purpose for the executive session, stating all subjects that may be revealed without compromising the purpose for which the executive session was called. 4. The chair shall announce publicly whether the open session will reconvene at the conclusion of the executive session; and records of the executive session shall be maintained pursuant to M.G.L.