

# Chelsea Housing Authority

54 LOCKE STREET · CHELSEA, MA 02150 · (617) 409-5310 FAX: (617) 884-6552

## AGENDA

TO: CHA Commissioners  
FROM: Paul Nowicki, Executive Director  
DATE: 12/11/2025  
RE: Regular Board Meeting

On March 28, 2025, Governor Healey signed into law Chapter 2 of the Acts of 2025, *An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency*, which extends the temporary provisions pertaining to the Open Meeting Law to June 30, 2027. Specifically, this further extension allows public bodies to continue holding meetings remotely without the chair or a quorum of the public body physically present at a meeting location, and to provide "adequate, alternative" access to the deliberations of the public body. The language does not make any additional substantive changes to the Open Meeting Law other than extending the expiration date of the temporary provisions regarding remote meetings from March 31, 2025, to June 30, 2027. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on CHA's website, at [www.chelseaha.com](http://www.chelseaha.com).

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Meeting ID: 237 979 843 109 48  
Passcode: ww77oU3C

Passcode:

**The Regular Board Meeting of the Chelsea Housing Authority  
will be held Wednesday, December 17, 2025, 8:30 AM - Authority's Administration Office, 54 Locke Street.  
Future Regular Meeting: January 21<sup>st</sup>, 2026**

## **CALL TO ORDER**

The items listed for discussion at the Regular Meeting of the CHA Board on Wednesday morning will be:

- 1. MINUTES**
  - a. Regular Business Meeting – November 19, 2025
- 2. FINANCES**
  - a. Landlord VMS Register: November 2025
  - b. Accounts Payable (AP) Check Register: November 2025
  - c. Payroll: November 2025
  - d. Capital Fund Program (CFP): November 2025
  - e. October 2025 Financials and Comparative Reports

### **3. EXECUTIVE DIRECTOR'S REPORT**

### **4. UNFINISHED BUSINESS**

- a. Grievance Policy – Approval
- b. Grievance Hearing Officer recommendation – Approval

### **5. NEW BUSINESS**

- a. State Repayment Policy -Approval
- b. CHA Preventative Maintenance Plan - Approval
- c. CHA Deferred Maintenance Work Order Plan -Approval
- d. Mass State-aided Property Insurance Participant Agreement - Approval
- e. Contract award to Boston Mechanical, Inc., for Buckley valve replacement - Approval
- f. Buckley valve replacement 10% administrative fee request – Approval
- g. Contract authorization for BWA Architecture, for Buckley architectural design for HVAC, door and window replacement – Approval
- h. Change order #4 for the Prattville floodproofing project – Approval
- i. Contract Amendment to architectural /engineering services contract with Ferentinos Architecture for Column and Façade Repair for Buckley Apartments – Approval
- j. Revised CHA Administrative Office Hours Schedule - Approval

### **6. COMMUNITY INPUT/RESIDENT COUNCILS**

### **7. OPEN SESSION for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.**

### **8. EXECUTIVE SESSION: In accordance with M. G. L., c. 30A, § 21 (a) (3) to discuss collective bargaining strategy concerning the collective bargaining negotiations between the CHA and Chapter 3, National Conference of Firemen and Oilers, 32BJ, SEIU and/or in accordance with M. G. L., c. 30A, § 21 (a) (3) to discuss litigation strategy with respect to *CHA v. Michael McLaughlin, et. al.*, SUCV2014-3365A, *In the Matter of Michael E. McLaughlin*, Chelsea Retirement Board, and *Kucherenko v. Chelsea Housing Authority, et. al.*, C.A., NO. 1:22-cv-10955-PBS, if an open meeting may have a detrimental effect on the litigating position of the public body.**

- a. 2025-2027 Memorandum of Agreement between the Chelsea Housing Authority and Chapter 3, National Conference of Firemen and Oilers, 32BJ, SEIU – Approval in Open Session

### **9. ADJOURNMENT**

Please note that the Board may act on items in a different order than they appear on this agenda.

PERSONS INTERESTED ARE ADVISED THAT, IN THE EVENT ANY MATTER TAKEN UP AT THE MEETING REMAINS UNFINISHED AT THE CLOSE OF THE MEETING, IT MAY BE PUT OFF TO A CONTINUED SESSION OF THIS MEETING, WITHOUT FURTHER NOTICE.