

Attleboro Housing Authority
Minutes
April 23, 2026

A regular virtual meeting of the Attleboro Housing Authority was held on Thursday, April 23, 2026 via GoToMeeting. Chair DuPlessie called the meeting to order at 5:45 PM.

Present: Steve DuPlessie, Narvy Kes-DesLauriers, Thomas Morin

Absent: Cyndee Goodinson

- I. Introduction of Katy Mulcahy
- II. Approval of Minutes March 26, 2026
 - a. Motion to approve the minutes made by Commissioner Morin.
 - b. Motion seconded by Commissioner Kes-DesLauriers.
 - c. Motion carried 3-0
- III. Approval of Check Warrant #406 and its addendums
 - a. Motion to approve check warrant made by Commissioner Kes-DesLauriers.
 - b. Motion seconded by Commissioner Morin.
 - c. Motion carried 3-0
- IV. Executive Director Comments
 - a. Budget Revision
 - i. Executive Director gave brief overview of pay rates at the Housing Authority set by the state; he informed the board of the maintenance pay rate increases that went into effect April 1; needs board approval for Tier 2 staff increases since the increases exceed the 3% that was approved in the budget.
 - ii. Commissioner Kes-DesLauriers asked who decides which employees fall into which tier; the Executive Director stated that the Tier system is new this year; he had a meeting with Maintenance Director Jim Feyler and Maintenance Supervisor Devlyn House to discuss each maintenance employee and their experience and capabilities to decide on the tiers; three Tier 2 members were identified. The Executive Director further clarified that the Tier 1 employees also got an increase.
 - iii. Motion to approve budget revision for maintenance employees made by Commissioner Morin.
 - iv. Motion seconded by Commissioner Kes-DesLauriers.
 - v. Motion approved 3-0.
 - b. March 2026 Financial Report
 - i. Extra expense from February blizzard has been fully accounted for; maintenance overtime only slightly over budget; rents strong; reserves strong.
 - c. Quarterly Reports – included in the packet for board review.
 - d. Vacancy Update
 - i. 14 vacancies currently; some residents passed away; some left for nursing homes; maintenance staff turning the units fairly quickly.

- e. Project Update
 - i. Project #016171 – Retaining wall repairs
 - 1. Kickoff meeting scheduled for 4-27-2026.
 - ii. Project #016179 – Brookside Alarm Upgrades
 - 1. Awaiting Substantial and Final Completion for next meeting
 - iii. Project #016186 – Roof Replacement 91 George St.
 - 1. Kickoff meeting held 4-21-2026
- f. Maintenance Electrical Training
 - i. Some of the maintenance staff is going to training to increase electrical expertise on the crew so they can handle basic electrical tasks without having to call an electrician.
 - ii. Chair DuPlessie asked if we have someone come in to train the staff or if the staff goes somewhere to get the training; the Executive Director stated that the staff will go to the training and the authority will pay the fees.
- g. Resident Compliment to Staff – included in the packet
- h. FSS report – Included in packet for board review

V. Old Business

VI. New Business

- a. Katy Mulcahy introduced herself to the board and gave a short description of her background; she expressed her interest in joining the board.
- b. The board expressed well-wishes to Katy on her pursuit of joining the board.
- c. Motion to authorize the Executive Director to submit Katy's name to the Mayor's office made by Commissioner Morin.
- d. Motion seconded by Commissioner Kes-DesLauriers.
- e. Motion approved 3-0.

VII. Board Member Comments

- a. Next Meeting – Thursday, May 28, 2026

VIII. Resident Comments – None

IX. Adjourn

- a. Motion to adjourn made by Commissioner Kes-DesLauriers.
- b. Motion seconded by Commissioner Morin.
- c. Motion approved 3-0
- d. Meeting adjourned at 6:13 PM.

Respectfully submitted,

Paul M. Dumouchel
Executive Director