

Attleboro Housing Authority
Minutes
July 23, 2026

A regular virtual meeting of the Attleboro Housing Authority was held on Thursday, July 23, 2026 via GoToMeeting. Chair DuPlessie called the meeting to order at 5:41 PM.

Present: Steve DuPlessie, Cyndee Goodinson, Katy Mulcahy

Absent: Narvy Kes-DesLauriers, Thomas Morin

I. Approval of Minutes June 25, 2026

- a. Motion to approve the minutes made by Commissioner Goodinson.
- b. Motion seconded by Commissioner Mulcahy.
- c. Motion carried 3-0

II. Approval of Check Warrant #409 in the amount of \$751,126.39

- a. Executive Director commented that the amount is higher because of required contributions to the Attleboro Retirement Board.
- b. Motion to approve check warrant made by Commissioner Mulcahy.
- c. Motion seconded by Commissioner Goodinson.
- d. Motion carried 3-0

III. Executive Director Comments

- a. Annual Plan Approval
 - i. Executive Director gave a brief overview of the origins and content of the annual plan; schedule of approval impacted by software update at the state offices; required LTO sign-off and public hearing happened earlier today.
 - ii. Commissioner Mulcahy inquired about how the public knew about the hearing; the Executive Director stated that it is posted at City Hall as well as on the AHA website.
 - iii. Motion to approve the 2027 Annual Plan made by Commissioner Goodinson.
 - iv. Motion seconded by Commissioner Mulcahy.
 - v. Motion carried 3-0.
- b. Year-End Financial Report will be discussed at the next meeting.
- c. Vacancy Update
 - i. 18 vacant units currently; had one eviction last week.
- d. HUD Shortfall Prevention
 - i. Follow-up call scheduled for July 27, 2026 to discuss landlord payout potential shortfall. AHA has reserves available if HUD monies are not sufficient; Fee Accountant believes there won't be a shortfall; high rents in the area cause shortfalls; HUD planning for potential that administration will not give money for the shortfalls.
- e. Electrical Services Contract with Tilton Electric

- i. Executive Director explained that our last AUP audit showed that the AHA spent too much on electrical repairs without having a contract with an electrical repair company; AHA put out a call for bids; Tilton Electric was the low bidder; have worked with Tilton in the past and they are very good.
 - ii. A contract will allow the AHA to have electrical repairs done that the maintenance staff does not have the training to complete in their own.; AHA is in the process of getting a bid for plumbing as well.
 - iii. Executive Director expressed concern that Tilton is based out of Plymouth; emergency response times will be long; Tilton assured the Executive Director that they would make every effort to get to an emergency quickly; AHA can call someone locally if it is a dire emergency, but such cases must be documented.
 - iv. Motion to approve entering into a contract with Tilton Electric made by Commissioner Mulcahy.
 - v. Motion seconded by Commissioner Goodinson.
 - vi. Motion carried 3-0.
 - vii. Commissioner Goodinson asked if each unit has its own meter; the Executive Director stated that each building has its own meter. The family units pay their own electrical, but the elderly units do not. Commissioner Goodinson asked if the new digital meters were installed; the Executive Director said not to his knowledge; the RSC is available to help with services for any residents who are having trouble paying their electric bill.
- f. Project Update
 - i. Project #016171 – Retaining wall repairs
 - 1. Project ongoing; contractors found drainage issues and fixed them; project should be finished before the end of August.
 - ii. Project #016179 – Brookside Intercom Upgrades
 - 1. Motion to approve Substantial and Final Completion made by Commissioner Goodinson.
 - 2. Motion seconded by Commissioner Mulcahy.
 - 3. Motion carried 3-0.
 - iii. Maple Terrace Fire alarm upgrade project
 - 1. Preconstruction meeting on July 28, 2026.

IV. Old Business

- a. Attleboro Housing, Inc. High School Project
 - i. Preparing for next round of funding with EOHLC; pre-application due on September 24, 2026.
 - ii. If invited to apply, the formal application will be due December 3, 2026. This will be the second time applying for funding.
 - iii. Two awards for historic tax credits have been received; optimistic about chances of getting funding this round.
 - iv. Meeting at City Hall on July 30, 2026 to review architectural plans and construction pricing, which has likely been affected by inflation.

- v. Chari DuPlessie explained that 42 apartments are planned for veterans, seniors, and market-rate pricing, while keeping the historic aspects of the building itself; brief discussion about parking plans.
 - b. Executive Director Search
 - i. Information included in the board packet on search companies that can be utilized in early 2027 to hire a new executive director; Executive Director recommends using Mass NAHRO since they are very involved in the housing authorities already.
 - ii. Subsequent discussions on how to move forward planned for coming board meetings.
- V. New Business
 - a. Next Meeting –Thursday, September 24, 2026
- VI. Board Member Comments
- VII. Resident Comments – None
- VIII. Adjourn
 - a. Motion to adjourn made by Commissioner Mulcahy.
 - b. Motion seconded by Commissioner Goodinson.
 - c. Motion approved 3-0
 - d. Meeting adjourned at 6:25 PM.

Respectfully submitted,

Paul M. Dumouchel
Executive Director