



Fitchburg Housing Authority

Notice of FHA Regular Board Meeting

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 Wednesday, January 21st, 2025, via actual participation. The meeting will be held at the Wallace Tower Community Room, 54 Wallace Ave, in the City of Fitchburg, Massachusetts. FHA tenants and the public are invited to attend.

A. Agenda Items & Motions

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 December 30th, 2025
4. Motion to Approve Minutes of the FHA Executive Board Meeting on December 30th, 2025
5. Motion to Elect Officers of FHA Board of Commissioners & Appoint Sub Committee Members
6. Motion to Approve BOC Annual Compensation Levels
7. Motion to Select and Approve FHA Board Meeting Schedule 2026
8. Motion to Approve FY 2026 Certificate of Compliance with Lead Paint Notification
9. Motion to Approve Payables for December 2025 – January 2026
10. Motion to Approve Change Order Wallace Tower Modernization CO-11 Project #097132
11. Motion to Approve Change Order Durkin Roof Replacement CO-002 Project #097202
12. Motion to Approve Vehicle Reimbursement
13. Motion to Approve Revised Pet Policy
14. Discussion on FHA Maintenance Improvements & Operations
15. Discussion on Executive Office Re-organization
16. Motion to Adjourn

B. Executive Session

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.