

# Chelsea Housing Authority

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## AGENDA

TO: CHA Commissioners  
FROM: Paul Nowicki, Executive Director  
DATE: March 12, 2026  
RE: Regular Board Meeting

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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: 251 194 169 227 54

Passcode: Sb6sV7Pg

<p><b>The Regular Meeting of the Chelsea Housing Authority Board of Commissioners will be held Wednesday March 18, 2026, 4:00 PM - Authority's Administration Office, 54 Locke Street. Future Regular Meeting: April 15, 2026</b></p>
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## 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 – February 25, 2026**
  
2. **FINANCES**
  - a. **Landlord VMS Register: February 2026**
  - b. **Accounts Payable (AP) Check Register: February 2026**
  - c. **Payroll: February 2026**
  - d. **Capital Fund Program (CFP): February 2026**

**3. EXECUTIVE DIRECTOR'S REPORT**

**4. UNFINISHED BUSINESS**

- a. Jackie Matos retirement – Recognition
- b. 2025 Financial and Comparative Report -Discussion

**5. NEW BUSINESS**

- a. Certificate of Substantial Completion Balcony Door Replacement (Margolis) – Approval
- b. Contract with Structural Preservation Systems, LLC. for the Buckley Façade Repair Project – Approval
- c. Contract with Rogue Engineering and Design, Inc. for the Prattville Fire Alarm Replacement Project – Approval
- d. Contract with WPI Construction, Inc. for the Union Park Roof, Fascia, & Gutter Project- 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:** (If necessary) 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.

**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.