

REVISED AGENDA

TO: CHA Commissioners
FROM: Paul Nowicki, Executive Director
DATE: January 14, 2026
RE: Annual 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.

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Meeting ID: 238 632 246 434 63
Passcode: MK6JA97F

<p>The Revised Annual Meeting of the Chelsea Housing Authority Board of Commissioners will be held Wednesday, January 21, 2026, 8:30 AM - Authority's Administration Office, 54 Locke Street. Future Regular Meeting: February 25th, 2026</p>
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CALL TO ORDER

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

1. ANNUAL MEETING/ELECTION OF OFFICERS
2. MINUTES
 - a. Regular Business Meeting – December 17, 2025
3. FINANCES
 - a. Landlord VMS Register: December 2025
 - b. Accounts Payable (AP) Check Register: December 2025
 - c. Payroll: December 2025
 - d. Capital Fund Program (CFP): December 2025
 - e. November 2025 Financials and Comparative Reports

4. EXECUTIVE DIRECTOR'S REPORT

5. UNFINISHED BUSINESS

6. NEW BUSINESS

- a. EOHLC Mandated Housing Authority's Affirmative Action Goal – Approval
- b. Grant agreement with Comcast/Xfinity via MA Broadband Institute (Buckley) – Approval
- c. Grant agreement with Comcast/Xfinity via MA Broadband Institute (Margolis) – Approval
- d. Grant agreement with Comcast/Xfinity via MA Broadband Institute (Scrivano) – Approval
- e. Grant agreement with Comcast/Xfinity via MA Broadband Institute (Mace) - Approval
- f. Retrofit Ancillary Grantee "RANGE" Program Grant - Approval

7. COMMUNITY INPUT/RESIDENT COUNCILS

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

9. EXECUTIVE SESSION: 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.

10. 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.