

Chelsea Housing Authority

54 LOCKE STREET · CHELSEA, MA 02150 · (617) 409-5310 FAX: (617) 884-6552

AGENDA

TO: CHA Commissioners
FROM: Paul Nowicki, Executive Director
DATE: February 19, 2026
RE: Regular 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: 284 224 296 575 93
Passcode: XJ7Bi3W6

<p style="text-align: center;">The Regular Meeting of the Chelsea Housing Authority Board of Commissioners will be held Wednesday February 25th, 2026, 4:00 PM - Authority's Administration Office, 54 Locke Street. Future Regular Meeting: March 18th, 2026</p>

CALL TO ORDER

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

1. **MINUTES**
 - a. **Regular Business Meeting – January 21, 2026**

2. **FINANCES**
 - a. **Landlord VMS Register: January 2026**
 - b. **Accounts Payable (AP) Check Register: January 2026**
 - c. **Payroll: January 2026**
 - d. **Capital Fund Program (CFP): January 2026**
 - e. **December 2025 Financials and Comparative Reports**
 - f. **2025 end of the year financial reports**
 - g. **2026 Budget submission - Approval**

3. EXECUTIVE DIRECTOR'S REPORT

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- a. Natick Section Eight Management Assessment Program (SEMAP) Audit – Informational
- b. Jackie Matos retirement – Recognition
- c. New EIV-SAVE immigration report – Informational
- d. Motion for contract authorization agreement with Rogue Engineering and Design (Buckley) – Approval
- e. Motion to authorize the execution of the Certificate of Substantial Completion for the Prattville Floodproofing 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.