

AGENDA

TO: CHA Commissioners
FROM: Paul Nowicki, Executive Director
DATE: May 14, 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: 285 002 244 147 766

Passcode: Hf6BZ29t

**The Regular Meeting of the Chelsea Housing Authority Board of Commissioners
will be held on Wednesday May 20th, 2026, 8:30am Chelsea Housing Authority 54 Locke Street, Chelsea, MA
02150
Future Regular Meeting: June 17th, 2026**

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 – April 15, 2026**

2. **FINANCES**
 - a. **Landlord VMS Register: April 2026**
 - b. **Accounts Payable (AP) Check Register: April 2026**
 - c. **Payroll: April 2026**
 - d. **Capital Fund Program (CFP): April 2026**
 - e. **March 2026 Financial and Comparative report**

3. **EXECUTIVE DIRECTOR'S REPORT**

4. UNFINISHED BUSINESS

5. NEW BUSINESS

- a. Board Members' Mandatory EOHLC training. – Informational
- b. Update on DLS Agreement - Informational
- c. Discussion on Potential Rent Control impacts and consideration - Informational
- d. EOHLC Desktop Audit Report – Informational
- e. Revised 2025-2026 Payment Standards – Approval
- f. EOHLC Contract Amendment #21 to Contract for Financial Assistance (CFA) 5001 - Approval
- g. Assigning the Carter Heights Project Based Voucher Program HAP Contract from Chelsea Carter Limited Partnership to Standard Property Company, Inc. – Approval
- h. Contract Amendment to Architectural/Engineering Services for the 667-2 Valve Replacement Project with Rogue Engineering Inc., (Bloomington) – Approval
- i. Change Order #1 for the Union Park Fence Replacement Extension Project – Approval
- j. Certificate of Final Completion for the Union Park Fence Replacement and Extension 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.