

# Dudley Housing Authority

22 Joshua Place Apartments  
Dudley, Massachusetts 01571  
(508) 949-0522

## Minutes of the Dudley Housing Authority Meeting February 17<sup>th</sup> 2026

1. **Roll Call:** The meeting was called to order at 06:05 PM by Chairman, Donald Cristina. Members present, in addition to Donald Cristina, were Thomas Placzek, Megan Carey, and Daniel Jachimczyk. Also present was Jeremiah Blankenbaker. Lynn Millette was absent.
2. **Acceptance of Minutes:** The minutes of the regular meeting for January 13<sup>th</sup>, 2026, were presented to the Board for approval. Motion: Daniel Jachimczyk motioned<sup>1</sup> to accept the minutes of the regular meeting of January 13<sup>th</sup>. The motion was seconded by Megan Carey, which upon being put to a vote was passed unanimously.
3. **New Business:**
  - a. Range Grant Award: Jeremiah Blankenbaker notified the Board that the Authority was awarded \$37K with the Fiber Internet Install Project.
    - i. Funding from the grant is to support the following activities:
      1. Digital Navigation/Tenant Coordination
      2. Digital Literacy
      3. Device Distribution
      4. Public Space Improvement
    - ii. Jeremiah informed the Board that the Authority will need to complete a Budget Revision to account for the additional source of funding and authorize the Executive Director's salary to include the grant supported roles of Digital navigator & coordinator.
  - b. Backup Battery System Funding Opportunity (Advancing Massachusetts Power Grant)
    - i. The MA Dept of Energy is offering the opportunity to apply for funding through the Advancing Massachusetts Power (AMP) energy storage grant program, to assist in the installation of 10hr battery backup for residential programs.
      1. The Grant would cover 75%-90% of installation costs
      2. Provide 10-hour battery back up to residents in the event that the units lose power.
    - ii. Jeremiah Blankenbaker requested Board support to move forward and apply for the Advancing Massachusetts Power Grant to fund the installation of battery power backup systems.
    - iii. Motion to support the Authority's applying for the Advancing Massachusetts Power Grant. Daniel Jachimczyk motioned<sup>2</sup> to support the Authority's applying for the Advancing Massachusetts Power Grant. The motion was seconded by Megan Carey, which upon being put to a vote was passed unanimously
  - c. Contracted Snow removal
    - i. Due to the unusual amount of snow that fell over the weekend of Jan 24<sup>th</sup>, 2026, the Authority realized that it has limited amount of space to store snow that is cleared during the storm.
    - ii. To address this issue in the future, Jeremiah Blankenbaker requested that in the event that the Community receives greater than 12 inches in a single storm, that

the Authority be permitted to hire a contractor to assist in the clearing and removal of snow from the property.

- iii. Motion to approve the hiring of a contractor to assist in the clearing and removal of snow from the property. Daniel Jachimczyk motioned<sup>3</sup> to approve the hiring of a contractor to assist in the clearing and removal of snow from the property. The motion was seconded by Megan Carey, which upon being put to a vote was passed unanimously
- iv. Fiscal Year Budget Certifications
  1. Jeremiah Blankenkaker presented the Authority's 2025 Fiscal Year End Reports to the Board and requested that the Board certify the reports.
  2. Motion to certify the Authority's 2025 Fiscal Year End Reports. Donald Cristina motioned<sup>4</sup> to certify the Authority's 2025 Fiscal Year End Reports. The motion was seconded by Daniel Jachimczyk, which upon being put to a vote was passed unanimously
- v. Procurement of Ductless HVAC condensers:
  1. AAir Systems has offered to assist the Authority in the procurement of multiple condensers at a discounted rate of \$3325.00 per unit for inventory (~25% cost reduction)
    - a. The condensers have been discontinued by the manufacturer, and AAir Systems' suppliers are liquidating their stock because of the change in the refrigerant used in the next generation of condensers
    - b. Having inventory was recommended due to the on-going issues the Authority is experiencing with the installed units
  2. Jeremiah Blankenkaker is requested Board approval to purchase 3 units from AAIRs at their supplier costs.
  3. Motion to approve the purchase of 3 condensers from AAIR Systems at a cost of \$3325.00 per unit. Donald Cristina motioned<sup>5</sup> to approve the 3 condensers from AAIR Systems. The motion was seconded by Daniel Jachimczyk, which upon being put to a vote was passed unanimously.

4. **Old Business:** No old business was discussed.

5. **Director's Report:**

- a. Vacancies: Bld 20 2A
- b. The Executive Director presented the Monthly Treasurer's Report

6. **Any Unknown Business that May be Missing to Come Before the Board:**

- a. Upgrades to Joshua Plc Surveillance System: Quote was submitted after Agenda Submission Deadline
  - i. Spy Systems (current vendor maintaining Joshua Plc surveillance system) has submitted a quote to update camera server, and 4 new cameras at Jeremiah Blankenkaker's request
    1. A quote was requested to update due technical issues with the current system (lag time in loading, technical glitches, and poor image quality)

and to increase the recording capacity & quality of surveillance in the future.

- ii. Jeremiah Blankenbaker requested Board approval to accept Spy Systems' quote of \$9,805 to install one 32 Channel and one 16 Channel (48 total camera capacity) and 4 new cameras to replace obsolete cameras for around the office.
  - iii. Motion to approve Spy Systems' quote of \$9,805 to upgrade the camera servers and new cameras. Daniel Jachimczyk motioned<sup>6</sup> to approve Spy Systems' quote. The motion was seconded by Megan Carey, which upon being put to a vote was passed unanimously
7. **General Discussion:** No General Discussion Items were discussed
  8. **Vouchers, Bills, Warrants and Communications:** Vouchers were examined; checks and warrants were signed.
  9. **Motion:** Donald Cristina motioned<sup>7</sup> at 6:27 p.m., there being no further business to come before the Board, so that the meeting be adjourned. The motion was seconded by Megan Carey, which upon being put to a vote was passed unanimously and the meeting was adjourned. (The next regular meeting is scheduled for **Tuesday, March 10<sup>th</sup>, 2026, at 6:00 p.m.**)

Respectfully submitted,  
Jeremiah Blankenbaker  
Executive Director: Dudley Housing Authority