# MEETING MINUTES

Tuesday, December 9, 2025

The regular meeting of the Canton Housing Authority was called to order by Chairman Hannington at 6:00 pm on Tuesday, December 9, 2025. Meeting was held in person at 660 Washington St. Lower Level

Present: Glen Hannington, Adam Brothers Agnes Hagan, Lisa Lopez Roll call was taken
Mark Roy - Executive Director, Connor Murphy and Residents

Absent: Janet Walrod

1. A. Hagan moved to approve the November 18, 2025 regular meeting minutes.

   A. Brothers seconded 4 in favor 0 opposed 1 absent

2. A. Brothers moved to approve the October/ November financial reports.

   A. Hagan seconded 4 in favor 0 opposed 1 absent

The Director answered questions about the water bill (possible abatement) and an emergency lighting project

3. L. Lopez moved to approve the November/ December expenditures.

   A. Hagan seconded 4 in favor 0 opposed 1 absent

**Old Business:**

The Chairman recognized Connor Murphy, the Canton Town Planner. Connor updated the Board on the MHP Affordable Housing application. MHP concluded that the Rubin Court site was not feasible for additional housing. They did take a look at the Brayton Circle site and suggested we put in an application for that site. Connor told the board he would work on the application.

4. L. Lopez moved to approve switching the MHP application to the Brayton Circle site.

   A. Brothers seconded 4 in favor 0 opposed 1 absent

Review of Items Pending List

A. Performance Management Review (PMR) – The Director reviewed the June Quarterly reports. All were submitted on time.

**New Business:**

Annual Plan ’26 – The Director reviewed the plan and comments from the public hearing.

5. L. Lopez moved to approve the Annual Plan, with comments.

   A. Hagan seconded 4 in favor 0 opposed 1 absent

Property Insurance '26 – The Director reviewed the participation agreement. _

6. L. Lopez moved to approve the new agreement, subject to new pricing by the State.

A. Hagan seconded 4 in favor 0 opposed 1 absent

Rubin Court Federal Pacific panels – Change Order – The Director explained it was just a time extension.

7. A. Brothers moved to approve the Change Order.

L. Lopez seconded 4 in favor 0 opposed 1 absent

Rubin Court Shed - Contract – The Director reviewed the Owner- Contractor Agreement.

8. A. Hagan moved to authorize the Director to sign the Contract.

A. Brothers seconded 4 in favor 0 opposed 1 absent

Write offs – None this month.

Other – None.

**Director's Report**:

RSC Update – The Director reported that Christine had decorated for the holidays and put together the social hour refreshments. (Thank you to Glen for sponsoring). She held a holiday party for the residents and gave out gift bags.

Vacancy Update – The Director updated the Board on vacancies. There is 1 elderly vacancy from August and 1 family vacancy from September. There are 2 elderly from October, 1 elderly for November and 4 elderly for December. Taunton Housing Authority's vacancy team is handling 2 elderly units and 1 family unit.

Mod Projects – The Director reviewed the current projects – the Hemenway windows and Conduit/ Lighting.

**Other Reports**:

Affordable Housing Trust Report – L. Lopez gave a report, including the MHP application.

Community Preservation Committee Report – A. Brothers reported that the Hemenway Window Project (Phase 4) had been approved by the CPA committee, for $90,000. There were lots of applications and some projects had their request amount decreased.

9. A. Hagan moved to adjourn.

A. Brothers seconded 4 in favor 0 opposed 1 absent

The Chairman adjourned the meeting at 6:38 p.m.

Respectfully submitted,

Mark Roy

Mark Roy, PHM Executive Director/ Secretary