



**82 Lincoln Street
Newton Highlands, Massachusetts 02461**

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**Michael Lara
Executive Director**

January 12, 2026

NOTICE OF BOARD MEETING

Notice is hereby given in accordance with Section 23B of Chapter 39 as amended of the General Laws that the Regular Session of the Newton Housing Authority Board of Commissioners is scheduled as a virtual Zoom meeting on Wednesday, January 14, 2026 at 11:00am accessed by the following link:

Topic: NHA January 2026 Board Meeting
Time: Jan 14, 2026 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/81172596971>

Meeting ID: 811 7259 6971

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Michael Lara
Executive Director/Secretary

REVISED
Amended on 01/12/2026

Newton Housing Authority
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Michael Lara, Executive Director

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BOARD MEETING AGENDA
Regular Session
January 14, 2026 at 11am

1. Consent Agenda
 - A. Vote to approve December 2025 Disbursement Report
 - B. Vote to approve November 2025, Regular Session Minutes
 - C. Vote to approve December 2025, Regular Session Minutes

2. After following all appropriate procurement procedures and careful review and study by the Staff of the Authority, NHA management recommends approval of the following capital improvement votes:
 - A. Vote to approve a Change Order for Jupiter Electric, Inc., FISH 211109, performing fire equipment upgrades at New Hyde, Centenary Village, Echo Ridge (State properties) and 515 Walnut Street in the amount \$2,913.25. This Change Order represents costs associated with performing ground penetrating radar (GPR) scanning at Echo Ridge to determine whether excavation is feasible between the Echo Ridge apartments and the Community Center due to extensive ledge on this site. This Change Order is requested by EOHLC Construction Advisor, Tom Mulvey, after meeting with all parties to find the best solution to move the project forward.
 - B. Vote to approve a Change Order for Jupiter Electric, Inc., FISH 211109, performing fire equipment upgrades at New Hyde, Centenary Village, Echo Ridge (State properties) and 515 Walnut Street in the amount \$90,495.54 to perform excavation at Echo Ridge to install underground conduit to connect the 4 State units to the Community Room. The cost of the route of excavation is the result of GPR scanning performed on site.
 - C. Vote to approve a No Cost Change Order for an extension of time to March 1, 2026, for Jupiter Electric, Inc., FISH 211109, performing fire equipment upgrades at New Hyde, Centenary Village, Echo Ridge (State properties) and 515 Walnut Street.
 - D. Vote to approve a Certificate of Final Completion for Lawn Care Plus, Inc. performing sidewalk repairs and replacement at Norumbega Gardens, Horace Mann and Jackson Gardens Development sites. The date of final completion is November 7, 2025. The total final cost of construction is \$60,000.00.
 - E. Vote to approve the Certificate of Substantial Completion for T4 Construction for the installation of new exterior doors on all Boiler rooms at Norumbega Gardens and exterior entry doors at Parker house. The date of Substantial Completion is December 19, 2025.

- F. Vote to approve a Change Order for Aden Construction, FISH 211111, unit 302 renovations, New Hyde Development, in the amount of \$70,405.00. This Change Order represents renovations to the entire unit that has already been verbally approved by the EOHLC construction manager.
 - G. Vote to approve a contract with Vareika Construction Inc. for renovations of unit 202 at 239 Watertown Street, Newton, MA 02458 in the amount of \$37,700.00. The renovations are being paid for by an insurance claim due to a sudden, unexpected vacancy.
- 3. Real Estate Sub-Committee Report
 - A. Affordable Housing Site Feasibility Analysis
 - B. Parker House Site Feasibility Analysis
 - 4. Financial Management and Planning Sub-Committee Summary
 - 5. Leased Housing Report
 - 6. Monthly Cost Comparative, and TAR

Old Business
CPC Meeting

Action
Update