



**82 Lincoln Street  
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**Michael Lara  
Executive Director**

February 21, 2025

### **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 Tuesday, February 25, 2025 at 1:00pm accessed by the following link:

<https://us02web.zoom.us/j/82008225904?pwd=l7yhWqubRIIvE69lH2qmK3hqrxObzv.1>

Meeting ID: 820 0822 5904

Passcode: 983521

Dial by your location

+1 929 205 6099 US (New York)

Find your local number: <https://us02web.zoom.us/j/82008225904?pwd=l7yhWqubRIIvE69lH2qmK3hqrxObzv.1>

**Michael Lara  
Executive Director/Secretary**

**Newton Housing Authority**  
**82 Lincoln Street**  
**Newton Highlands, MA 02461**  
Michael Lara, Executive Director

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**BOARD MEETING AGENDA**  
**Regular Session**  
**February 25, 2025 1:00pm**

1. Consent Agenda
  - A) Vote to approve January 2025 Disbursement Report
  - B) Vote to approve January 17, 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 in an amount TBD for various unanticipated material and labor costs due to unexpected existing conditions in several locations including Central Street, Walnut Street, and New Hyde Development.
  - B) Vote to approve a contract with New Kappa City Construction, Inc., 4 Gerald Avenue, Millis, MA 02054 for the Balcony Door and Storm Door replacements at Horace Mann Development in the amount of \$170,987.00.
  - C) Vote to approve a Change Order #2 for General Development, FISH 211116, renovations of Unit 205 at New Hyde Development, in the amount of \$5,796.94 for an increase in cost to substitute solar blinds and install cement board backer in ADA bathroom. In addition, a no cost change order for an extension of time of 173 days. Therefore, the date of substantial completion is February 24, 2025.
  - D) Vote to allow Administrative Approval for a Contract for Consulting Services for HUD Management and Occupancy Review (HUD MOR) for Hamilton Grove Development. Quotes are due February 26, 2025.
  - E) Vote to approve a contract for Consulting Services for a Capital Needs Assessment for the Federal/Elderly/Disabled Program (under \$50,000) TBD.
3. Vote to approve FY24 Fiscal Year End Budget.
4. Vote to approve FY25 Payment Standards and Utility Allowance Schedule.
5. Vote to Purchase Residential Property.
6. Executive Director Report.
7. Vote to approve revised FY25 Budget.

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| <u>Old Business</u> | <u>Action</u> |
| CPC Meeting         | Update        |