

## AGENDA

**BROOKLINE HOUSING AUTHORITY BOARD  
OF COMMISSIONERS MEETING  
TUESDAY, SEPTEMBER 16, 2025, AT 4:30 PM  
In Person: 90 Longwood Avenue, Community**

**By Phone or Zoom: Access details available on our  
website: [www.brooklinehousing.org](http://www.brooklinehousing.org)**

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| 1. Call to Order   |  |
| 2. Board Reports   | No Votes   |
| 3. Executive Director Report and Draft 2026 Payment Standards    | No Votes   |
| 4. Public Comment  | No Votes   |
| 5. Consent Agenda  | Vote to approve Consent Agenda, Items 5.A. through 5.I.  |
| A. Approval of Minutes   | Vote to approve August 16, 2025, Board Meeting Minutes.  |
| B. HILAPP Application Approval                                   | Vote to endorse BHA's application to EOHLC for HILAPP funding to match the Town of Brookline's CPA funds.  |
| C. Change Order #1 Window Project Kickham Apartments             | Vote to affirm change order #1 for \$4,160 with Aegean Builders. This CO is for extra trim work around windows. CO has been approved by BWA Architecture.  |
| D. Change Order #2 Basement Project Trustman Apartments          | Vote to approve change order #2 of \$42,734.56 with New England Builders & Construction for replacement of sewer main at 150 Amory St. The change order has been approved by Architect Next Phase Studios. |
| E. Potential Change Order #128 Siding material 32 Marion         | Vote to affirm Potential Change Order #128 for 32 Marion Street in the amount of \$8,103.20 for siding material.   |
| F. Potential Change Order #139 Accessibility Revisions 32 Marion | Vote to affirm Potential Change Order #139 for 32 Marion Street in the amount of \$21,458.99.  |

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| G. Potential Change Order #147<br>Elevator Electrical Equipment<br>32 Marion | Vote to affirm Potential Change Order #147 for 32 Marion Street in the amount of \$2,322.83.  |
| H. Contract Amendment<br>Design Consultants<br>32 Marion                     | Vote to affirm a contract change of up to \$2.5K of extra services from Wellesley Design Consultants (WDC) for the cost of WDC attendance at Owner, Architect, & Contractor (OAC) meetings. |
| I. Contract Amendment<br>Walnut High Phase 1                                 | Vote to affirm a contract amendment with Callahan Construction for additional preconstruction estimating services for Walnut High Phase 1 in the amount of \$15,000.                        |
| 6. Potential Change Order #144<br>Solar Blocking<br>32 Marion                | Vote to authorize the BHA to approve Potential Change Order #144 for 32 Marion Street in the amount of \$67,338.25.   |
| 7. Potential Change Order #150<br>Revised Solar Inverters<br>32 Marion       | Vote to authorize the BHA to approve Potential Change Order #150 for 32 Marion Street in the amount of \$60,093.98.   |
| 8. Potential Change Order #155<br>Building Management<br>Systems - 32 Marion | Vote to approve Potential Change Order #155 for labor and materials cost to upgrade the 32 Marion Street project's Building Management System (BMS) for in the amount of \$81,298.34        |
| 9. Write-off of Tenant<br>Accounts Receivables                               | Vote to authorize the BHA to write off bad debts totaling \$36,714 as outlined in the attached memo.  |
| 10. 190 Harvard Street Plans   | Vote to endorse staff recommendation to defer tax credit-funded redevelopment of 190 Harvard Street, as outlined in attached memo   |
| 11. Presentation<br>Utile Design   | Phase 1 Walnut High project.  |
| 12. Other Business   |   |
| 13. Upcoming Meetings  | Tuesday October 14, 2025, at 4:30 PM  |
| 14. Vote to Adjourn  |   |