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**NEWBURYPORT HOUSING AUTHORITY  
BOARD OF COMMISSIONERS**

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**MONDAY, OCTOBER 24, 2022  
5:00 PM - VIRTUAL MEETING**

**1. CALL TO ORDER**

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| <b>A. Commissioner Roll Call</b> | <b>B. Public Comment on Agenda Items</b> |
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**2. REVIEW & APPROVAL OF MINUTES**

- |                              |           |
|------------------------------|-----------|
| <b>A. SEPTEMBER 12, 2022</b> | <b>C.</b> |
| <b>B.</b>                    |           |

**3. CORRESPONDENCE**

- |   |           |
|---|-----------|
| <b>A. PHN 2022-13 - 21 (sent electronically to members)</b> | <b>E.</b> |
| <b>B.</b>   | <b>F.</b> |
| <b>C.</b>   | <b>G.</b> |
| <b>D.</b>   | <b>H.</b> |

**4. FINANCIAL MATTERS**

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| <b>A. Review &amp; Approval of Invoices: 09/13/2022 - 10/18/2022</b> |
| <b>B. Review and Approve Financials August 2022</b>                  |
| <b>C.</b>  |
| <b>D.</b>  |

**5. NEW BUSINESS**

- |   |
|---|
| <b>A. Review &amp; Approve Certificate of Substantial Completion - Horton Terrace Phase III WINDOWS</b> |
| <b>B. Approve NHA applying for increased funding for RSC NOFA PHN 22-14</b>                             |
| <b>C. Review &amp; Approve Energy Contract</b>  |
| <b>D.</b>   |
| <b>E.</b>   |
| <b>F.</b>   |

**6. OLD BUSINESS**

- |           |           |
|-----------|-----------|
| <b>A.</b> | <b>B.</b> |
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**7. REPORTS**

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| <b>A. Section 8 Monthly Report</b> | <b>D. Investment Report</b>           |
| <b>B. Vacancy Report</b>           | <b>E. Executive Director's Report</b> |
| <b>C. Work Order Report</b>        | <b>F. CPC Report Tom O'Brien</b>      |

**8. OTHER**

- |   |           |
|---|-----------|
| <b>A. Next Board Meeting: DISCUSSION NEEDED</b> | <b>B.</b> |
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**9. Adjournment**    Ⓟ

**Newburyport Housing Authority  
Public Meeting Procedure**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Newburyport Housing Authority Board of Commissioners will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the State of Massachusetts's website [www.ma.gov](http://www.ma.gov). For this meeting, members of the public who wish to participate in this meeting may do so by calling into the following:

**NHA Monthly Meeting  
Oct 24, 2022, 5:00 PM**

**Call In Number  
1 877 309 2073**

**Access Code  
618-090-589**

**Get the app now and be ready when your first meeting starts:**

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Newburyport Housing Authority website [www.nhahousing.com](http://www.nhahousing.com) audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

The meeting Agenda must include the list of topics that the Chair reasonably anticipates will be discussed at the meeting. The list of topics must be sufficiently specific to reasonably inform the public of the issues to be discussed at the meeting. To ensure that Newburyport Housing Authority is abiding by the Massachusetts Open Meeting Law, public comment will be limited to specific agenda items.

Following the procedure used by the Newburyport City Council, public comment will be heard on agenda items after the meeting roll call. If you wish to speak on an agenda item, please write your name and address below and include the specific Agenda item that you want to comment on next to your name and address.

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**Public Comment**

Name	Address	Agenda Item Number
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RECOMMENDED BOARD ACTIONS: ☐ BOARD VOTE ☐ RECEIVE & FILE ☐ TABLE AGENDA ITEM ☐ EXECUTIVE SESSION ☐ NONE REQUIRED

TO REACH NHA'S OFFICE AFTER HOURS- PLEASE CALL: # 978-462-7844

