

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR AND STATE
ANNUAL PLAN MEETING
& HIGH ROCK HOMES LLC MEETING
Thursday, October 19, 2023, 7:30 PM**

NOTE: THIS WILL BE A “HYBRID” MEETING

**ATTEND IN PERSON:
Seabeds Way Community Room
34 Seabeds Way, Needham, MA 02494**

**THE PUBLIC MAY ATTEND IN PERSON OR ON A VIRTUAL BASIS:
[Click here Needham Housing Authority October 19, 2023, Board Meeting](#)**

Or use your browser and go to [Zoom.us](#) and join the meeting at:

Zoom Meeting ID: 890 3587 0160

Pursuant to Chapter 107 of the Acts of 2022, “An Act Relative to Extending Certain State of Emergency Accommodations,” public bodies may continue to hold meetings remotely without a quorum of the public body physically present at a meeting location as long as they provide “adequate, alternative” public access to such remote meetings. On March 29, 2023, Governor Healey signed into law a supplemental budget bill that extends the remote public meeting provisions pertaining to the Open Meeting Law to March 31, 2025.

Accordingly, the NHA Board will hold this as an in-person meeting, with the option for Commissioners and public attendance in person or virtually via ZOOM.

ROLL CALL TO CONVENE THE REGULAR NHA & HRH LLC MEETINGS

COMMISSIONERS:

Reginald C Foster, Chair
Eleanor Evans, Vice-Chair
Ed Scheideler, Treasurer
Penny Kirk, Commissioner
Janice Bennett, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary
Nayda Sanchez, Deputy Director

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated October 16, 2023, setting forth the date, time, and place of this meeting. Said notice was filed with the Clerk of the Town of Needham and provided to people requesting it.

AGENDA

REGULAR NHA BOARD & HRH LLC MEETINGS

ANNOUNCEMENTS FROM THE CHAIR

(Including matters that could not be reasonably anticipated in advance of the meeting):

RESIDENT/COMMUNITY INPUT

Cook's Bridge Tenant Association
Residents/Community Comments

Legislative & District Update

Representative Denise Garlick

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review of 2022 HRH LLC & NHA Audits with Marcum LLC Auditor

B. Review & Approval:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 322,320.26 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 24,295.55 |

C. Review & Approval -- Board Minutes:

1. 9/21/2023 NHA & HRH Regular Board Meeting Minutes

D. Captain Robert Cook Drive Roofing Project

1. Certificate of Final Completion
2. Final Pay Requisition – Almar, LLC
3. Ferentinos Architecture, LLC – Invoice

E. Revisions to the NHA Smoke-Free Building Policy – Placeholder

F. Information & Discussion: Executive Director's Report

1. Monthly Financial Report – September 2023
2. Monthly Management Report
3. Staffing Update
4. HUD and EOHLC Updates
5. NHA Federal 5-Year Plan
6. NHA Salary Survey Update
7. Seabeds Way/CRCD Emergency Grant

8. Any other issues/updates of NHA

G. Status Updates – Preservation & Redevelopment Initiative (PRI) (R. Foster)

1. Linden/Chambers Redevelopment Project
2. Seabeds/Cook Preservation & Modernization Project
3. Development Partner Negotiation
4. PRI Budget Update
5. coUrbanize – Community Engagement Platform Program
6. CHA Monthly Report – Questions?

H. Status Update – Internal Initiatives

1. Paving Project at SBW/CRCD and Linden/Chambers – Placeholder
2. Unit 42 – CRCD – Update
3. Resident Opportunity & Self-Sufficiency Service Coordinator (ROSS-SC) Grant– Update
4. Family Self-Sufficiency Service Coordinator Grant – Update
5. Cook’s Afterschool Program Update

H. New Business-

1. Appoint Needham Housing Authority Representative to the Needham Council on Aging Board
2. Appoint Barbara Vivian – NHA Grievance Office
3. Approve Contract with Alarm-Tech Inc.

I. Adjournment of the Regular NHA & HRH LLC Meetings

Next Scheduled NHA Board Meetings:

Thursday, November 16, 2023, 7:30 PM	Linden Chambers Community	Regular Monthly Meeting
Thursday, December 14, 2023, 7:30 PM*	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, January 18, 2024, 7:30 PM	Linden Chambers Community Room	Regular Monthly Meeting

* **Note:** December Board meeting is on 2nd Thursday of the month.