

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING
& HIGH ROCK HOMES LLC MEETING**

Thursday, February 16, 2023, 7:30 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON:

**Linden Chambers Community Room
5 Chambers Street, Needham, MA 02492**

THE PUBLIC MAY ATTEND IN PERSON OR ON A VIRTUAL BASIS:

[Click here Needham Housing February 2023 Board Meeting](#)

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

Zoom Meeting ID: 824 6532 9346

Pursuant to Chapter 107 of the Acts of 2022, “An Act Relative to Extending Certain State of Emergency Accommodations” which extends the expiration of the provisions pertaining to the Open Meeting Law to March 31, 2023. Meetings of public bodies may be conducted virtually provided that adequate access is provided to the public

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

ROLL CALL TO CONVENE THE MEETINGS

COMMISSIONERS:

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

NHA STAFF:

Stephen Merritt, Interim Exec. Dir. & Secretary
Cheryl Gosmon, Assistant Executive Director
Others:

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated February 10, 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 persons requesting it.

REGULAR NHA BOARD & HRH LLC MEETINGS

AGENDA

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 Input - discussion

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC:

A. Review & Approval:

1. NHA Bill Schedule / Check Warrant Total Amount: \$ 350,583.62
2. HRH LLC Bill Schedule/Check Warrant \$ 34,881.75

B. Review & Approval -- Board Minutes:

1. 1/5/2023 NHA Special Board Meeting
2. 1/19/2023 NHA/HRH LLC Regular Board Meeting

C. Information & Discussion: Executive Director's Report (given by Asst. E.D.)

1. Monthly Financial Report – December 2022 (year-end report)
2. Monthly Management report
3. Federal Capital Fund Budget Meeting Report
4. Bank Issues
 - a. Check signature policy – in process
5. Community Room hours & Security Policy – in process
6. Any other issues/updates of NHA

D. New Executive Director Search

- a. Status Update
- b. Interview of Candidate – Cheryl Gosmon

E. Status Updates – External Initiatives

1. **Preservation & Redevelopment Initiative (PRI) (R. Foster)**
 - Update: 2/11/2023 NHA Board Retreat -- NHA Repositioning Strategy
 - FY 2024 CPA Funding Applications - Status Update
 - CHA Monthly Report - Questions?
2. **NHA Board Succession (P. Kirk & R. Foster) ?**

F. Status Update – Internal Initiatives

1. Roofing at Cook's Bridge - Construction Contract Signed
2. Paving Project – Design of Seabeds Way and CRCRD are currently in process by Katie Andruchuk of Allen & Majors Associates. – Gary Kuphal

3. Linden Chambers Camera issues update
4. Seabeds Way/CRCO CCTV System – HUD Grant extension approved
5. Resident Surveys NHA Annual and BH+A – Status update
6. Family Self-Sufficiency Grant- Awarded

G. New Business

- a. Open Meeting Law Complaint – in process

H. Adjournment

Next Board Meetings:

Thursday March 16, 2023@7:30pm	Seabeds Way Community Room	Regular Monthly Meeting
Thursday April 20, 2023@7:30pm	Linden/Chambers Community Room	Regular Monthly Meeting
Thursday May 18, 2023 @7:30pm	Seabeds Way Community Room	Regular Monthly Meeting NHA Annual Meeting