

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

**Thursday, February 15, 2024, 5:00 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 for Zoom Meeting Attendee Link](#)

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

**Zoom Meeting ID: 819 7074 7104**

*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  
Margarita Morales, Acting Asst Exec Director

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated February 12, 2024, 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

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

##### **A. Review & Approve:**

- |  |               |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant     | \$ 448,644.62 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 28,516.33  |

##### **B. Review & Approve -- Board Meeting Minutes**

1. NHA Special Meeting – 10-30-23
2. NHA Monthly Meeting – 1-18-24

##### **C. Review & Approve –**

1. Certificate of Final Completion – Northeast Construction
2. Certificate of Final Completion – Laracey Contractors

##### **D. Information & Discussion: Executive Director's Report**

1. Monthly Financial Report – January 2024
2. Monthly Management Report
3. Waiting List Report
4. Tenant Accounts Receivable Project
5. Staffing Update
6. Proposed 2024 ED Goals
7. Proposed Grant Application Management Policy
8. Community Room and Shared Spaces Policy – Placeholder
9. Initiative to take HRH LLC Management back In-house - Placeholder
10. Any other issues/updates of NHA

##### **E. Status Updates – Preservation & Redevelopment Initiative (PRI) (R. Foster)**

1. Linden/Chambers Redevelopment Project
  - Linden Street Bridge Conveyance Request Approved
  - CPA & Zoning Update

2. Seabeds/Cook Preservation & Modernization Project
3. Development Partner Negotiations
  - Board Training Date(s)
4. CHA Monthly Report – Questions?
5. PRI Budget Update

**F. Status Updates – Internal Initiatives**

1. Paving Project at SBW/CRCO and Linden/Chambers – Placeholder
2. Unit 42 – CRCO: Update
3. Cook’s Afterschool Program: Update

**G. New Business --**

1. Public Housing Assessment Systems (PHAS) Score Report for Interim
2. **Review & Approve** – Executive Director Interim Goal Evaluation, Personnel Evaluation and Salary Review
3. **Review & Approve --**

2024-2026 Collective Bargaining Agreement  
with the  
Mass. Public Employees Council,  
Public Employees Local Union 272,  
Labors' International Union of North America,  
AFL-CIO

**G. Adjournment of the Regular NHA & HRH LLC Meetings into Executive Session to discuss a MCAD Complaint**

- Exception #3 - To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares.

**Next NHA Board Meeting Dates:**

Thurs. March 21, 2024, 5:00 PM	Linden Chambers Community Room	Monthly Meeting
Thurs. April 18, 2024, 5:00 PM	Seabeds Way Community Room	Monthly Meeting
Thurs, May 16, 2024, 5:00 PM	Linden Chambers Community Room	Monthly Meeting Annual Meeting