

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR NHA MEETING
REGULART HIGH ROCK HOMES LLC MEETING
&
NHA ANNUAL MEETING
Thursday, May 19, 2022, 7:30 PM**

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON: Linden/Chambers Community Room, 5 Chambers St., Needham MA

ATTEND ON A VIRTUAL BASIS:

www.zoom.us

Zoom Meeting ID: 812 1678 6186

Under Governor Baker’s emergency “Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20,” issued March 12, 2020, and in effect until termination of the emergency, 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 meeting as a hybrid in-person/virtual meeting.

To listen, view, and participate in this virtual meeting on your phone, computer, laptop, or tablet, a few minutes before the above date/time:

- *[Browser access]* Use your browser to connect to www.zoom.us. On the Zoom home screen, click the “Join a Meeting” button (top right of the screen). Enter the Meeting ID number (see above).

OR

- *[Install Zoom on laptop/desktop]* Click this link (or copy the link into your browser): <https://us02web.zoom.us/j/88534820421>

OR

- *[Smartphone]* Download and install the “Zoom Cloud Meeting” app from the Apple or Android app store, or from <http://www.zoom.us/>. Open the Zoom app, click the “Join” button and enter the Meeting ID number (see above).

OR

- *[Audio dial-in only]* Dial +1 669-900-9128 Enter the Zoom Meeting ID number (see above), followed by the # sign.

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 Executive Director &
Secretary
Cheryl Gosmon, Assistant Executive Director

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated May 13, 2022, 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.

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AGENDA

REGULAR NHA BOARD & HRH LLC MEETINGS

NHA ANNUAL MEETING

ANNOUNCEMENTS FROM THE CHAIR: (matters that could not be reasonably anticipated in advance of the meeting):

RESIDENT/COMMUNITY INPUT:

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

A. Review & Approval:

1. NHA Bill/Check Warrant
2. HRH LLC Bill/Check Warrant
3. Engagement of Jon Wortman for Training

B. Review & Approval -- Board Minutes:

1. 3/17/2022 NHA & HRH LLC Regular Board Meeting (corrections noted from the previous meeting).
2. 3/17/2022 Executive Session
3. 4/21/2022 NHA & HRH LLC Regular Board Meeting

C. Information & Discussion: Executive Director's Report

1. Monthly Financial Report
2. New monthly Management report
3. Newsletter
4. NHA YouTube Channel

D. Search Committee Status Update: New Executive Director Search

E. Status Updates – External Initiatives:

1. Housing Plan Working Group (Scheideler)
2. Preservation & Redevelopment Initiative (PRI) (Foster)
 - Name Change
 - Cambridge Housing Authority Report
 - Town Meeting May 2, 2022
 - 2022 PRI Budget Update
 - Final Approval: NHA Local Designer Selection Committee Members

F. Status Update – Internal Initiatives:

1. Report from Steering Committee (Janice Bennett, Penny Kirk, Jessica Reese, Steve Merritt)
2. Restoration of Community Center at 28 CRCD - **In Process**
3. Plan to return Unit 42 CRCD to service - **In Process**
4. After School Program – Fall 2022 Reopening Draft Budget
5. Paving Project – Seabeds Way and CRCD are currently being procured as part of the 2022 Annual Plan
6. Seabeds Way/CRCD CCTV System Begins Spring/Fall of 2022

G. NHA ANNUAL MEETING:

1. Annual Meeting call to order
2. Election of the 2022 Officers: Chair, Vice-Chair & Treasurer
3. Approval: Renewal of Tenant-Commissioner Annual Waiver
4. Information on NHA Appointees to:
 - Community Preservation Committee, Reg Foster
 - Council on Aging, Helen Gregory
5. Approval: Resolution authorizing that two Commissioners sign checks
6. Review: Best starting time for Regular Monthly Board Meetings
7. Presentation & Discussion: Annual Report by the Executive Director
8. Adjournment of the Annual Meeting

H. Adjournment