

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

Thursday, December 19, 2024, 5:00 PM

**NOTE: THIS WILL BE A “HYBRID” MEETING
5 CHAMBERS STREET, NEEDHAM, MA 02494**

[Click here for the Zoom Meeting Attendee Link](#)

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

Zoom Meeting ID: 833 0831 3806

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 the public to attend in person or virtually via Zoom.

ROLL CALL TO CONVENE THE REGULAR NHA & HRH LLC MEETINGS

COMMISSIONERS:

Reginald C. Foster, Chair
Jim Flanagan, Vice-Chair
Ed Scheideler, Treasurer
Penny Kirk, Commissioner
Janice Bennett, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on December 16, 2024, setting forth the date, time, and place. 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
Thursday, December 19, 2024

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 (CBTA)
- Linden Chambers Resident Association (LCRA)

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approve:

- 1. NHA Bill Schedule/Check Warrant \$ 533,097.16
- 2. HRH LLC Bill Schedule/Check Warrant \$ 30,412.88

B. Review & Approve -- Board Meeting Minutes

- 1. NHA Regular Board Meeting Minutes – 11/21/2024

C. Consent Agenda

- 1. Accept Donations

D. Executive Director 2024 Goals and Performance Evaluation: 2025 Goal Setting

- Discussion

E. Information & Discussion: Executive Director's Report

- Monthly Financial Report
- Monthly Management Report
- Marcum + CBIZ - Proposal

F. Preservation & Redevelopment Initiative (PRI) (R. Foster)

1. Linden Street Redevelopment Project

- Status Update
- Lawsuit Filed by James R. Burke

2. Seabeds/Cook Preservation & Modernization Project

- Status Update

3. Monthly Reports

- Cambridge Housing Authority
- AHSC Peabody Developer LLC

4. Administrative

- PRI Budget Update

G. Status Update -- Internal Initiatives

- Cook's Afterschool Program – Update

H. New Business –

- Review & Approve Continued Use of 2024 Payment Standards
- Confirm or Change Feb. 20, 2025 NHA Board Meeting

I. Following an Executive Session, Adjournment of the Regular NHA & HRH LLC Meetings

RESOLUTION

To enter executive session to consider and discuss strategy with respect to litigation, the nature of which cannot be publicly disclosed because it would compromise the purpose of the executive session. Following the executive session, the Board will adjourn for the evening.

- A. Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, it was ___ by roll call (vote of ___ in favor, ___ against and ___ abstaining).

Informational Items

- Needham Housing Authority' Annual Recertification Presentation – Slide deck of the 12/11/2024 meeting.
- Springwell's December Newsletter

Next NHA Board Meeting Dates:

Thursday, January 16, 2025, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, February 20, 2025, 5 pm	Linden Chambers Community Room	Regular Monthly Meeting
Thursday, March 20, 2025, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting