

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

Thursday, April 20, 2023, 7:30 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON:

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

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

[Click here Needham Housing April 20, 2023, Board Meeting](#)

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

Zoom Meeting ID: 846 2492 7611

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 which, among other things, 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 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, Leasing and Occupancy

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated April 14, 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.

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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 | \$ 541,268.77 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 61,407.97 |

B. Review & Approval -- Board Minutes:

1. 2/11/2023 NHA Special Board Meeting - Retreat
2. 3/16/2023 NHA/HRH LLC Regular Board Meeting
3. 3/21/2023 NHA Special Board Meeting

C. Review & Approval -- Change Order

1. Laracy Electrical: Chambers Street Intercom Replacement

D. Information & Discussion: Executive Director's Report

1. Monthly Financial Report – March 2023
2. Monthly Management Report
3. Public Participation at Board Meetings Policy – **Board Vote**
4. Approval of ARPA Grant Agreement Submission
5. Director of Maintenance and Modernization Position – Update
6. Federal Capital Fund 5-year Plan Approval - Update
7. Needham Housing Authority 75th Anniversary – Update
8. Memorandum of Understanding between NHA & Needham Police Department – Informational Item
9. Staff Update
10. Executive Director Goals Statement
11. Any other issues/updates of NHA

E. Resident Service Coordinator Report

1. January-April 2023 Report

F. Status Updates and Approvals – Preservation & Redevelopment Initiative (PRI) (R. Foster)

1. Linden/Chambers Conceptual Design
2. Authorization to Submit a Blended RAD/Section 18 Application for Repositioning

3. Request for Proposals -- A/E Designer Services for the Modernization of Capt. Robert Cook & Seabeds Way
4. Contract to Engage Attorney Robert Smart for Zoning Research
5. PRI Budget Update - Sources & Uses of Funds
6. CHA Monthly Report - Questions?

G. Status Update – Internal Initiatives

1. Roofing Replacement Project at CRCD – Preconstruction Meeting Scheduled
2. Paving Project at SBW & CRCD – Proposal Update
3. Cook’s Afterschool Program - Update

H. New Business

1. Contract to Engage Cynthia Howell
2. Contract to Engage Steve Merritt
3. Community Room Use and Shared Spaces Policy

I. Adjournment

Next Board Meetings:

Thursday, May 18, 2023, 7:30 PM	Seabeds Way	Regular Monthly Meeting & Annual Meeting
Thursday, June 15, 2023, 7:30 PM	Linden Chambers	Regular Monthly Meeting
Thursday, July 20, 2023, 7:30 PM	Seabeds Way	Regular Monthly Meeting