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

Thursday, March 16, 2023, 7:30 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 Needham Housing March 2023 Board Meeting

Or use your browser and go to Zoom.us and join the meeting at:
Zoom Meeting ID: 833 2247 7635

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.
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<u>ROLL CALL TO CONVENE THE MEETINGS</u>

COMMISSIONERS:	**NHA STAFF:**
Reginald C Foster, Chair	Cheryl Gosmon, Acting Executive Director
Eleanor Evans, Vice-Chair	Stephen Merritt, Interim Exec. Dir. & Secretary
Ed Scheideler, Treasurer	Others:
Penny Kirk, Commissioner	
Janice Bennett, Commissioner	

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated March 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.
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<u>REGULAR NHA BOARD & HRH LLC MEETINGS</u>

<u>AGENDA</u>

<u>ANNOUNCEMENTS FROM THE CHAIR:</u>
(Including matters that could not be reasonably anticipated in advance of the meeting):

<u>RESIDENT/COMMUNITY INPUT:</u>
Cook's Bridge Tenant Association
Residents/Community Input - discussion

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

A. Review & Approval:
1. NHA Bill Schedule / Check Warrant Total Amount: $ 353,548.27
2. HRH LLC Bill Schedule/Check Warrant $ 27,293.40

B. Review & Approval -- Board Minutes:
1. 2/11/2023 NHA Special Board Meeting - Retreat
2. 2/16/2023 NHA/HRH LLC Regular Board Meeting

C. <u>Information & Discussion: Executive Director's Report</u>
1. Monthly Financial Report – January 2023
2. Monthly Management report
3. Certification of 2022 year end reports to DHCD
4. Remote Participation Information
5. Public Participation at Board Meetings Policy
6. Charles River Center Purchase Press Release
7. Director of Maintenance and Modernization Advertisement/Job Description
8. Federal Capital Fund 5-year Plan Approval
9. Bank Issues
    a. Check signature policy – in process
10. High Rock Homes
    a. Audit scheduled.
    b. Trustees meeting
11. Needham Housing Authority 70th Anniversary
12. Acting Maintenance Foreman differential
13. Any other issues/updates of NHA

D. New Executive Director
    a. Status Update of DHCD Review

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?

F. Status Update – Internal Initiatives
1. Roofing at Cook's Bridge - Pre-Construction Meeting to be scheduled
2. Paving Project – Design of Seabeds Way and CRCD are currently in process by Katie Andruchuk of Allen & Majors Associates.
3. Linden Chambers Camera issues update
4. Seabeds Way/CRCD CCTV System – HUD Grant extension approved
5. Resident Surveys NHA Annual and BH+A – Status update

G. New Business
1. Community Room hours & Security Policy for discussion at April Meeting
2. Executive Director Transition Plan
3. New Town of Needham Policy – Board Member Remote Participation in Public Meetings

H. <u>Adjournment</u>

<u>**Next Board Meetings:**</u>

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
Thursday June 15, 2023 @ 7:30pm	Linden/Chambers Community Room	Regular Monthly Meeting