

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

Thursday, July 18, 2024, 5:00 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON:

**Meeting Location Has Changed from Seabeds Way To:
Linden Chambers Community Room
5 Chambers Street, Needham, MA 02494**

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

[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: 819 9174 4639

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
Jim Flanagan, Vice-Chair
Ed Scheideler, Treasurer
Penny Kirk, Commissioner
Janice Bennett, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary
Margarita Morales, Asst Exec Director

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice of a **revised agenda on July 16, 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.

REGULAR NHA BOARD & HRH LLC MEETINGS
AGENDA
Thursday, July 18, 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
Residents/Community Comments

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approve:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 785,239.13 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 63,012.00 |

B. Review & Approve -- Board Meeting Minutes

1. NHA Regular Board Meeting Minutes – 6-20-24

C. Information & Discussion: Executive Director's Report

1. Monthly Financial Report
2. Monthly Management Report
3. Draft 2025 Annual State Plan
4. SBW and CRCD Paving Project – Update
5. HRE Roofing Project – Update
6. Matthews House – Fire Alarm Upgrade Project – Update
7. Annual Inspections Linden & Chambers - Update
8. Any other issues/updates of NHA

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

Linden Street Redevelopment Project

1. Developer Partner RFP
 - Update - Procurement Process
 - Approval: Proposal Evaluation Committee
2. Update: Linden Street Redevelopment Project
 - Preparing for Planning Board Site Plan Review
 - Funding Applications
3. Update: Seabeds/Cook Preservation & Modernization Project
 - 50% Schematic Design Cost Review

- Funding Applications
- 4. Section 22 Repositioning Application
 - Update
- 5. CHA Monthly Report - Questions?

E. Status Updates – Internal Initiatives

1. Unit 42 – CRCD - Update
2. Cook’s Afterschool Program - Update

F. New Business –

G. Adjournment of the Regular NHA & HRH LLC Meetings

Next NHA Board Meeting Dates:

Thurs. August 15, 2024, 5:00 PM	Linden Chambers Community Room	Regular Monthly Meeting
August 2024, Day TBD	Linden Chambers Community	Special Board Meeting to Select Linden Street Developer Partner
Thurs. September 19, 2024, 5:00 PM	Seabeds Way Community Room	Regular Monthly Meeting
Thurs. October 17, 2024, 5:00 PM	Linden Chambers Community Room	Regular Monthly Meeting