

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

Thursday, April 21, 2022, 7:30 PM

www.zoom.us

Zoom Meeting ID: 839 1789 4840

***NOTE:** Under the March 12, 2020, Executive Order suspending certain provisions of the Massachusetts Open Meeting Law G.L. c. 30A, s.20, as further amended by Chapter 22 of the Acts of 2022, the NHA Board of Commissioners as a “public body” may conduct this meeting on an in-person basis, a virtual basis, or on a hybrid bases (i. e., both in-person and virtual.) A meeting can be conducted on a virtual basis, “...provided that the public body shall ensure public access to the deliberations of the public body for interested member of the public through adequate, alternative means of public access.” It has been determined that streaming this meeting via Zoom meets the public access requirement, and accordingly, the NHA Board of Commissioners will hold this meeting as a virtual meeting.*

**AN IN-PERSON MEETING WILL NOT TAKE PLACE AT A LOCATION
NORMALLY USED FOR NHA BOARD MEETINGS.**

To listen, view, and participate on a virtual basis using 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.

OR

- *[Install Zoom on laptop/desktop]* Click this link (or copy link into your browser):
<https://us02web.zoom.us/j/83917894840>

OR

- *[Smartphone or tablet]* 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 “Join” button and enter the Webinar 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:

Angie Medeiros, Executive Director & Secretary
Steve Merritt, Interim Executive Director
Cheryl Gosmon, Ass't Executive Director

GUESTS:

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated April 15, 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 & HRH LLC BOARD MEETINGS

CHAIR'S ANNOUNCEMENTS (*matters that could not be reasonably anticipated in advance of the meeting*):

RESIDENT/TENANT INPUT:

AGENDA

- A. Introduction of NHA Interim Executive Director Steve Merritt
- B. Approval:
 - 1. NHA Bill/Check Warrant
 - 2. HRH LLC Bill/Check Warrant
 - 3. Engagement of Jon Wortman for Training
- C. Information: 12/31/2021 Performance Management Review - DHCD
- D. Review & Approval of Board Minutes:
 - 3/9/2022 NHA Special Board Meeting
 - 3/17/2022 NHA & HRH LLC Regular Board Meeting
 - 3/17/2022 Executive Session
 - 3/23/2022 NHA Special Board Meeting
 - 3/28/2022 NHA Special Board Meeting
- E. New Executive Director Search
 - 1. Status Update
 - 2. Discussion & Approval: Executive Director Position Description
- F. Status Updates – External Initiatives:
 - 1. Housing Plan Working Group (Scheideler)
 - 2. Modernization & Redevelopment Initiative (Foster)

- Cambridge Housing Authority Activities
- Community Preservation & Finance Committees
- Town Meeting May 2, 2022
- NHA Designer Selection Committee Formation

G. Status Update – Internal Initiatives:

1. Space redeployment (Medeiros)
 - **In Process**-Plan to return CRC Unit 42 to service
 - **In Process**-Restoration of Community Center at 28 Capt. Robert Cook Drive
 - **Paving Project**-Seabed's & CRC currently being procured as part of the 2022-year Plan
2. After School Program – Fall 2022 Reopening Plan (Medeiros)
3. Seabed's/Cook CCTV System Begins Spring/Fall of 2022
4. Return to In-Person Board Meetings (Foster)

H. Information, Q & A – Regular Monthly Reports:

1. Executive Director's Report, Financial Report, Vacancy Report, Work Order Report.
2. Ideas for improvement or additional reports.

I. Adjournment