

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

Thursday, May 18, 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 May 18, 2023, Board Meeting](#)

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

Zoom Meeting ID: 815 1195 9603

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 REGULAR NHA & HRH LLC 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 May 12, 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 | \$ 373,935.95 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 44,164.55 |

B. Review & Approval -- Board Minutes:

1. 4/20/2023 NHA/HRH LLC Regular Board Meeting
2. 4/27/2023 NHA Special Board Meeting
3. 5/2/2023 NHA Special Board Meeting

C. Appointment of Cheryl Gosmon as NHA Chief Procurement Officer

D. Information & Discussion: Executive Director's Report

1. Monthly Financial Report – March 2023
2. Monthly Management Report
3. Additional Information: Laracy Electrical -- Chambers St. Intercom Replacement
4. Public Participation at Board Meetings Policy – Update
5. ARPA Grants - Update
6. NHA 5 Year PHA Plan for HUD - Update
7. Needham Housing Authority 75th Anniversary – Update
8. Formation of a Resident Advisory Board (RAB) - Update
9. Any other issues/updates of NHA

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

1. Linden/Chambers Redevelopment Project
 - Strategy for achieving zoning needed.
2. Seabeds/Cook Preservation & Modernization Project
 - Appointment of Seabeds/Cook A/E Designer Services RFP Proposal Selection Committee
3. Re-issue of Legal Services RFP
4. PRI Budget Update - Sources & Uses of Funds
5. Developer Partner Recommendation Memorandum -- Discussion and Decision
6. CHA Monthly Report - Questions?

F. Status Update – Internal Initiatives

1. Roofing Replacement Project at CRCD – Update
2. Paving Project at SBW & CRCD – Update
3. Cook’s Afterschool Program - Update
4. Unit 42 – CRCD - Update

G. New Business

1. Draft Family Self-Sufficiency (FSS) Admin Plan
2. Executive Director Goals -- April - December 2023
3. Open Meeting Law Complaint
4. High Rock Draft Audit Report

H. Adjournment of the Regular NHA & HRH LLC Meetings

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REGULAR NHA BOARD & HRH LLC MEETINGS

AGENDA

1. Annual Meeting call to order
2. Election of the 2023 Officers: Chair, Vice-Chair & Treasurer
3. Approval: Renewal of Tenant-Commissioner Annual Waiver
4. Approval: Resolution authorizing that two Commissioners sign checks
5. Information on NHA Appointees to:
 - Community Preservation Committee, Reg Foster
 - Council on Aging, Helen Gregory
6. Review: Best starting time for Regular Monthly Board Meetings
7. Presentation & Discussion: Annual Report by the Executive Director
8. Adjournment of the Annual Meeting

Next Scheduled NHA Board Meetings:

Thursday, June 15, 2023, 7:30 PM	Linden/Chambers Community Room	Regular Monthly Meeting
Thursday, July 20, 2023, 7:30 PM	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, August 17, 2023, 7:30 PM	Linden/Chambers Community Room	Regular Monthly Meeting