

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

Thursday, November 17, 2022, 7:30 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON:

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

Click Here to [Join Meeting](#)

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

Click here for Needham Housing November Board Meeting
go to Zoom.com and join the meeting at Zoom Meeting ID: [860 9349 3700](#)

Under Governor Baker’s emergency “Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20,” issued March 12, 2020, and in effect until March 23, 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 virtually or in person.

To listen, view, and participate in this virtual meeting on 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: 860 9349 3700

OR

- *[Install Zoom on laptop/desktop]* Click the link above (or copy this link into your browser): <http://us02web.zoom.us/j/86093493700>

OR

- *[Smartphone]* 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 the “Join” button and enter the Meeting ID number (see above).

OR

- *[Audio dial-in only]* Dial +1 669-444-9171 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:

Stephen Merritt, Interim Executive Director & Secretary
Cheryl Gosmon, Assistant Executive Director
Others:

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated November 10, 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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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 Total Amount: \$ 395,363.06
- 2. HRH LLC Bill Schedule/Check Warrant \$ 30,619.60

B. Review & Approval -- Board Minutes:

- 1. 10/20/2022 NHA, HRH LLC Regular Board Meeting
- 2. 10/3/2022 Special Board Meeting – CHA Presentation on Repositioning
- 3. 9/22/2022 Special Board Meeting & Executive Session (may be available)
- 4. 10/3/2022 Special Board Meeting -- CHA Presentation on Repositioning

C. Information & Discussion: Executive Director’s Report

- 1. Monthly Financial Report – September 2022 (9-month report)
- 2. Quarterly Financial Report – FY22 Q3
- 3. Monthly Management report
- 4. Bird Feeder Policy resident meeting update
- 5. Parking concerns – meetings with residents – Policy update discussion
- 6. Bank Issues
 - a. Check signature policy – in process
 - b. Needham Bank interest
 - c. TD Bank Proposal update
- 7. Any other issues/updates of NHA

D. Quarterly Report of Resident Service Coordinator

- a. Report of ongoing events/efforts

E. Search Committee Status Update:

- a. New Executive Director Search Committee (J. Bennett)

F. Status Updates – External Initiatives:

1. Housing Plan Working Group (E. Scheideler/R. Foster)
Meeting report – (R. Foster serving as interim in E. Sheideler’s absence)
2. Preservation & Redevelopment Initiative (PRI)
 - Kick-off Meeting of Designer
 - CHA Monthly Board Update Timing issues: Obligating FY19, FY20, FY21 & FY20 Capital Funds
 - Quarterly Financial Report
 - FY24 CPA Funding Applications
 - FY24 CPA Funding Applications

G. Status Update – Internal Initiatives:

1. Plan to return Unit 42 CRCD to service - **In Process**
2. Roofing at Cook’s Bridge
3. Paving Project – Design of Seabeds Way and CRCD are currently being procured as part of the 2022 Annual Plan
4. Linden Chambers Camera issues update
5. Seabeds Way/CRCD CCTV System – waiting for HUD extension approval
6. Resident Survey – Update Update

H. New Business:

Date for December Meetings

- a. Regular: Thursday, December 15, 2022
- b. Budget: TBD

I. Adjournment