

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
SPECIAL MEETING
AND EXECUTIVE SESSION**

NOTE: THIS WILL BE A “VIRTUAL” ONLY MEETING

FRIDAY, OCTOBER 23, 2026, 2:00 PM – 3:00 PM

AGENDA

**THE PUBLIC MAY ATTEND THE OPEN MEETING
ON A VIRTUAL BASIS:**

Please use your browser and go to [Zoom.us](https://zoom.us) and join the meeting at:

Zoom Meeting ID: 829 1334 2120

On March 28, 2025, Governor Maura Healey signed a new law for the purpose of extending the temporary provisions pertaining to the Open Meeting Law until June 30, 2027. This extension will allow the COVID-19-enacted measures allowing remote participation for board members to continue. This is the second time these popular provisions have been extended, allowing public bodies to continue holding meetings remotely without a quorum of the public body physically present at a meeting location, and to provide “adequate, alternative” access to remote meetings.

Accordingly, the NHA Board will hold this as a virtual meeting, with NO option for attendance in person.

ROLL CALL TO CONVENE THE MEETING

COMMISSIONERS:

Reg Foster, Chair
Jim Flanagan, Vice Chair
Amanda Berman, Treasurer
Janice Bennett, Resident Commissioner
Geoff Engler, Commissioner

NHA STAFF:

Cheryl Gosmon, Executive Director
Michael Thorstad, Deputy Executive Director

The Secretary of the Needham Housing Authority (NHA) has provided adequate notice of this meeting by preparing a Public Notice dated October 21, 2026, 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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AGENDA

NHA SPECIAL BOARD MEETING AND EXECUTIVE SESSION

1. Call to Order and Determination of Quorum
2. Maintenance Operations Update
Review of maintenance staffing, outstanding work orders, inspection readiness, and immediate operational priorities.
3. Proposed Appointment of Interim Director of Maintenance — Michael Lara
Presentation by the Executive Director and Board discussion regarding the proposed appointment, including the candidate's qualifications, relevant employment history, background review, proposed responsibilities, compensation, appointment duration, supervision, and financial controls.
4. Maintenance Recovery and Accountability Plan
Discussion of work priorities, performance expectations, reporting requirements, and progress reports to the Board.
5. Executive Session — Litigation Strategy
Vote to enter executive session pursuant to M.G.L. c. 30A, § 21(a)(3), to discuss strategy concerning personnel matter litigation (further disclosure would compromise the executive session's purpose), if an open meeting may have a detrimental effect on the litigating position of the Needham Housing Authority and the Chair so declares.

Before entering executive session, the Chair will announce whether the Board will reconvene in open session. It is not expected the Board will reconvene in open session other than to adjourn the meeting.

6. Adjournment