NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
AND NHA DEVELOPMENT CORPORATION (NDC)
SPECIAL MEETING

NOTE: THIS WILL BE A "VIRTUAL" ONLY MEETING

WEDNESDAY, NOVEMBER 4, 2026, 4:00 PM – 5:00 PM

AGENDA

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

Please use your browser and go to Zoom.us and join the meeting at:

Zoom Meeting ID: 834 3657 5647

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

GUESTS:
Teresa M. Santalucia, Partner, Klein Hornig LLP
Chhaya Kotwani, Klein Hornig LLP

The Secretary of the Needham Housing Authority (NHA) has provided adequate notice of this meeting by preparing a Public Notice dated November 2, 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

1. Call to Order and Determination of Quorum

2. NHA Commissioner Amanda Berman and NHA Executive Director Cheryl Gosmon will present information on the donation from the HOPEET Foundation for NHA Board discussion.

3. Legal Opinion, on behalf of the NHA, from Teresa M. Santalucia, Esq., Partner, Klein Hornig LLP

4. Vote to Recommend NDC Accept Donation from the HOPEET Foundation

5. Adjournment

AGENDA

NDC BOARD OF DIRECTORS' MEETING

1. Call to Order and Determination of Quorum

2. NDC Governance
   - Reginald C. Foster, President and Director
   - James D. Flanagan, Treasurer and Director
   - Cheryl Gosmon, Clerk and Director
   - Nomination of Officers: President, Treasurer, and Clerk

3. Accept Donation:
   Donation from the HOPEET Foundation to NHA Development Corporation ("NDC").

4. Adjournment