NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
SPECIAL MEETING

NOTE: THIS WILL BE A "HYBRID" MEETING

WEDNESDAY, JANUARY 7, 2026, 5:00 PM

ATTEND IN PERSON:
Linden/Chambers Community Room
5 Chambers Street, Needham, MA 02492

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

Please use your browser and go to Zoom.us and join the meeting at:
Zoom Meeting ID: 896 2981 2144

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 an in-person meeting, with the option for Commissioners and public attendance in person or virtually via ZOOM.

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

GUEST: Michael P. Guyder, CPA, Managing Director, CBIZ

The Secretary of the Needham Housing Authority (NHA) has provided adequate notice of this meeting by preparing a Public Notice dated January 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. **Review & Discuss**
   - 2026 Budget Meeting

2. **Review & Discuss**
   - 2025 Executive Director Performance Evaluation

3. **Review & Discuss**
   - Review NHA Federal Public Housing Waiting List Preferences

4. **Review and Approve – Pine Ridge Technology, Inc Fire Alarm Upgrade**
   - Certificate of Substantial Completion
   - Certificate of Final Completion

5. **Update – RFP Response**
   - Response From One Firm

6. **Update – HUD Inspections**
   - Work in progress

7. **Adjournment**

Next Scheduled NHA Board Meeting Dates:

Wednesday, January 21, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting
Wednesday, February 18, 2026 @ 5:00 PM	Seabeds Way Community Room	Monthly Meeting
Wednesday, March 18, 2026 @ 5:00 PM	Linden/Chambers Community Room	Monthly Meeting