

**NEEDHAM HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
MINUTES-SPECIAL MEETING  
Wednesday December 9, 2020 10:00 AM**

**ROLL CALL TO CONVENE THE MEETINGS**

**COMMISSIONERS:**

Chair Reg Foster  
Vice Chair Karen Hughey  
Treasurer Eleanor Evans  
Commissioner Penny Kirk  
Commissioner Ed Scheideler

**NHA STAFF:**

Angie Medeiros, Executive Director & Secretary

**GUESTS: Rick Shaw**

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated December 4, 2020 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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**AGENDA – SPECIAL NHA BOARD MEETING**

1. Approval: 2021 NHA State Budget

NHA Fee Accountant Rick Shaw and Executive Director Angie Medeiros delivered a “page-by-page” presentation of the proposed NHA 2021 State budget. They noted the good news that addition formula funding will be available for 2021. Many questions were asked by the Commissioners and answered by Mr. Shaw or Ms. Medeiros. Mr. Shaw noted again (as he has in years past) that then NHA’s financials and balance sheet are in very good shape compared to other LHA’s...in the top 10%.

Of particular interest to the Commissioners was how to conform the budget to the 2021 executive director salary. A placeholder had been put in the draft budget before us, but the final amount was still under negotiation. The Commissioners wanted to make it clear that today they were **not** approving the placeholder amount. Mr. Shaw responded that the 2021 draft budget could be approved today (with the placeholder, so as to meet the submission deadline date), then later amended to final agreed amount, once negotiations are complete.

**RESOLUTION #2020-135:** To approve the new 2021 Needham Housing Authority State Budget

Upon a motion duly made by Vice Chair Karen Hughey\_ and seconded by Commissioner Eleanor Evans , the NHA 2021 State Budget was approved by a vote of 5 in favor, 0 against and 0 abstaining.

Upon a motion duly made to adjourn from the regular meeting by Chair Foster and seconded by Vice Chair Hughey, it was approved by vote of 5-0 in favor.