

**NEEDHAM HOUSING AUTHORITY  
BOARD OF COMMISSIONERS  
SPECIAL MEETING**

**Tuesday February 4, 2025 -- 4:00PM - 5:00 PM**

**NOTE: THIS WILL BE A “VIRTUAL” ONLY MEETING**

[Click here for Zoom Meeting Attendee Link](#)

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

**Zoom Meeting ID: 889 9104 1155**

*Pursuant to Chapter 107 of the Acts of 2022, “An Act Relative to Extending Certain State of Emergency Accommodations,” public bodies may continue to hold meetings remotely without a quorum of the public body physically present at a meeting location as long as they provide “adequate, alternative” public access to such remote meetings. On March 29, 2023, Governor Healey signed into law a supplemental budget bill that extends the remote public meeting provisions pertaining to the Open Meeting Law to March 31, 2025.*

*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  
Ed Scheideler, Treasurer  
Commissioner Penny Kirk  
Commissioner Janice Bennett

**NHA STAFF:**

Cheryl Gosmon, Executive Director

**GUESTS:**

Margaret Moran, CHA  
Matt Zajac, CHA  
Chris Moyer, CHA

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated January 30, 2025 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.

## AGENDA

### NHA SPECIAL BOARD MEETING

1. **Chair's Announcements** (Including matters that could not be reasonably anticipated in advance of the meeting):
  
2. **Status Update -- Seabeds/Cook Preservation and Modernization Project**
  - Pivot to RAD/Section 18 Repositioning Strategy
  - Results and Cost Estimate Impact -- Capital Needs Assessment Report
  - CHA Analysis of Construction Scope Options
  - CPA Funding Applications -- update and implications
  - Linden Terrace Phase One A Redevelopment Project -- update and implications
  
3. **Adjournment**

#### Next NHA Board Meeting Dates:

Feb. 20, 2025 @ 5:00 PM	Linden Chambers Community Room	Reg. Monthly Meeting
Mar. 20, 2025 @ 5:00 PM	Seabeds Way Community Room	Reg. Monthly Meeting
Apr. 17, 2025 @ 5:00 PM	Linden Chambers Community Room	Reg. Monthly Meeting