

REGULAR NHA BOARD & HRH LLC MEETINGS
MEETING MINUTES
Thursday, December 19, 2024, 5:00 PM

COMMISSIONERS:

Reginald C Foster, Chair
Jim Flanagan, Vice-Chair
Ed Scheideler, Treasurer (remote)
Penny Kirk, Commissioner (remote)
Janice Bennett, Commissioner (remote)

NHA STAFF:

Cheryl Gosmon, Exec. Director & Secretary

Chairman Foster called the meeting to order at 5:07 PM. He called the roll of Commissioners with all reporting present on Thursday, December 19, 2024, for the Needham Housing Authority (NHA) & HRH LLC Regular monthly meeting. He stated that the NHA secretary provided adequate notice of this meeting by preparing a Public Notice dated December 16, 2024, 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.

ANNOUNCEMENTS FROM THE CHAIR

(Including matters that could not be reasonably anticipated in advance of the meeting):

Chair Foster announced that the NHA Board of Commissioners will enter an executive session at the end of this meeting to discuss legal strategies relative to a lawsuit filed by James Burke and will not return to the public session. Chair Foster stated that the NHA and the Needham Planning Board have been named in a lawsuit filed by James Burke.

RESIDENT/COMMUNITY INPUT

Sue Biasizzo, Treasurer, Cook's Bridge Tenant Association (CBTA)

Sue commented that residents who attended the November Board meeting still have many concerns to discuss with the Commissioners. Chair Foster reminded Sue that he is a volunteer and to continue working with the Executive Director on resident concerns. Sue also commented on meeting postings. Ms. Gosmon noted that all meetings will be posted on the agency's YouTube channel before the end of the year.

Ross Donald, president of the Linden Chambers Resident Association (LCRA), updated the association's activities.

Marlene Costa spoke about capital improvements and electrical interior panel upgrades.

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approve:

1. NHA Bill Schedule/Check Warrant

Motion and Vote

Upon a motion duly made by Commissioner Flanagan and seconded by Commissioner Scheideler to approve the NHA Bill Schedule/Check Warrant in the amount of \$533,097.16

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes aye; Commissioner Scheideler votes aye; Commissioner Kirk votes aye; Commissioner Flanagan absent; and Commissioner Bennett votes aye.

The motion carried. The vote was 5-0-0.

2. HRH LLC Bill Schedule/Check Warrant

Motion and Vote

Upon a motion duly made by Commissioner Flanagan and seconded by Commissioner Bennett to approve the HRH LLC Bill Schedule/Check Warrant in the amount of \$30,412.88

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes aye; Commissioner Scheideler votes aye; Commissioner Kirk votes aye; Commissioner Flanagan absent; and Commissioner Bennett votes aye.

The motion carried. The vote was 5-0-0.

B. Review & Approve -- Board Meeting Minutes

1. 11/21/2024 NHA Regular Board Meeting Minutes

Motion and Vote

Upon a motion duly made by Commissioner Flanagan and seconded by Commissioner Bennett to approve November 21, 2024, NHA Regular Board Meeting Minutes as submitted

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes aye; Commissioner Scheideler votes aye; Commissioner Kirk votes aye; Commissioner Flanagan absent; and Commissioner Bennett votes aye.

The motion carried. The vote was 5-0-0.

C. Consent Agenda

1. Accept Donations

Chair Foster asked if members of the Board of Commissioners wanted to remove any items from the Consent Agenda. Chair Foster stated that because there are no objections, the items are adopted by unanimous consent.

D. Executive Director 2024 Goals and Performance Evaluation: 2025 Goal Setting

Chair Foster led the discussion on this item and summarized the process for evaluating the executive director's Goals and Performance. Chair Foster said this process is done in an open public meeting under the Open Meeting Law. A comprehensive discussion followed. Chairman Foster noted that the Board of Commissioners can submit a revised 2024 evaluation to him by Friday, December 27, 2024. He would take the revised information and include it in the final package for the 2024 Executive Director Performance Evaluation.

Ms. Gosmon presented an outline of her 2025 Goals and an outline of the Executive Director's Five-Year Strategic Goals. An inclusive discussion followed. Chairman Foster noted that Ms. Gosmon would reflect upon the Board of Commissioners' comments and include them in her final goal statement.

E. Executive Director's Report

Ms. Gosmon delivered an update on the following items:

1. Monthly Financial Report
2. Monthly Management Report
3. Marcum + CBIZ

F. Preservation & Redevelopment Initiative (PRI)

Chairman Foster delivered an update on the following items.

1. Linden Street Redevelopment Project
 - On Monday, November 25, 2024, a preliminary application was submitted for \$55M for the Linden Street Redevelopment Project funding.
 - Chairman Foster also reported that the Planning Board approved the Site Plan Review Special Permit on November 6, 2024, which has been recorded.
 - Chair Foster referred to the citizen's petition to repeal Town Meeting's October 21 vote to bring Needham into compliance with MBTA Communities law. Chair Foster noted that a Special Election will be held on January 14, 2025. Chair Foster also mentioned that Town-Elected Boards and Committees could not lobby one way or the other on this matter.
 - Chair Foster stated that the Needham Housing Authority and the Planning Board are named in a lawsuit filed by James Burke.
 - Chair Foster noted that the Attorney General's office approved articles 18 and 19.
2. Seabeds/Cook Preservation & Modernization Project
 - RAD/ Section 18/ "Construction Blend" application has been approved.
3. Community Preservation Act Funding Application – Approved preliminary applications.
4. Monthly Reports

- CHA
AHSC Peabody Developer, LLC
5. Administrative
PRI Budget

G. Status Updates – Internal Initiatives

1. Cook’s Afterschool Program – Update

Ms. Gosmon provided a brief status update and summarized current programming. Ms. Gosmon stated that the Pottery Classes are wrapping up, and a homework program has started for our HRE residents.

H. New Business

- Approve the Continuation and use of 2024 Payment Standards – tabled for discussion at the January meeting.
- Confirm or Change Feb 20, 2025, NHA Board Meeting – after a brief discussion, it was the consensus of the Board to meet on Thursday, February 20, 2025, at 5 pm.

I. Following an Adjournment of the Regular NHA & HRH LLC Meetings

Motion and Vote

Upon a motion duly made by Commissioner Foster and seconded by Commissioner Bennett to adjourn the December 19, 2024, NHA & HRH LLC regular meeting to enter Executive Session to discuss strategy with respect to litigation, the nature of which cannot be publicly disclosed because it will compromise the privilege of the Executive Session. Following the Executive Session, the Board will adjourn for the evening and go back into the public session.

Chair Foster called the roll of Commissioners in favor of this motion:

Commissioner Foster votes aye; Commissioner Flanagan votes aye;
Commissioner Scheideler votes aye; Commissioner Kirk votes aye; and
Commissioner Bennett votes aye.

The motion carried. The vote was 5-0-0.

Respectfully submitted by
Cheryl Gosmon