

**NEEDHAM HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING
& HIGH ROCK HOMES LLC MEETING**

Thursday, June 20, 2024 5:00 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

ATTEND IN PERSON:

**Seabeds Way Community Room
34 Seabeds Way, Needham, MA 02494**

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

[Click here Needham Housing June 20, 2024, Board Meeting](#)

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

Zoom Meeting ID: 871 8768 5962

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 which, among other things, extends the remote public meeting provisions pertaining to the Open Meeting Law to March 31, 2025.

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 REGULAR NHA & HRH LLC MEETINGS

COMMISSIONERS:

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

NHA STAFF:

Cheryl Gosmon, Executive Director & Secretary
Margarita Morales, Assistant Executive Director

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated June 14, 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.

REGULAR NHA BOARD & HRH LLC MEETINGS

AGENDA

ANNOUNCEMENTS FROM THE CHAIR

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

RESIDENT/COMMUNITY INPUT

Cook's Bridge Tenant Association
Residents/Community Input - discussion

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approval:

- | | |
|--|---------------|
| 1. NHA Bill Schedule/Check Warrant | \$ 570,879.27 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$ 49,003.00 |

B. Review & Approval -- Board Minutes:

1. 5/9/2024 NHA/HRH LLC Regular Board Meeting and Annual Meeting Minutes

D. Executive Director's Report

1. Monthly Financial May 2024- Report
2. Monthly Management - Report
3. State Budget Approval (400-1 and 689)
4. Performance Management Review (PMR)
5. Site Improvements SBW/CRCO – Paving Report
6. Staffing - Report
7. LTO Formatio
8. Draft Annual Report to the Board
9. Any other issues/updates of NHA

E. Status Updates and Approvals – Preservation & Redevelopment Initiative (PRI) (R. Foster)

1. Developer Partner RFP
 - Preparing for Planning Board Site Plan Review
 - Funding Application
2. Seabeds/Cook Preservation & Modernization Project
 - 50% Schematic Design
 - Funding Applications
3. Section 22 Repositioning Application
 - Update
 - 6/25/2024 Special Board Meeting to Approve
4. CHA Monthly Report - Questions?

F. Status Update – Internal Initiatives

1. Cook's Afterschool Program - Update
2. Unit 42 – CRCO - Update
3. Roofing at High Rock Estates (HRE)

G. New Business

H. Adjournment of the Regular NHA & HRH LLC Meetings

Informational Items:

- Mobil Market Flyer
- Introduction to MassHire Career Centers Flyer
- League of Women Voters' Flyer

Next Scheduled NHA Board Meetings:

Thursday, July 18, 2024, 5:00 PM	Linden/Chambers Community Room	Regular Monthly Meeting
Thursday, August 15, 2024, 5:00 PM	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, September 19, 2024, 5:00 PM	Linden/Chambers Community Room	Regular Monthly Meeting