

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

**Tuesday April 2, 2024 -- 4:00 - 5:30 PM**

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

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

[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: 843 8743 0739**

*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  
Eleanor Evans, Vice Chair  
Ed Scheideler, Treasurer  
Commissioner Penny Kirk  
Commissioner Janice Bennett

**NHA STAFF:**

Cheryl Gosmon, Executive Director

**GUESTS:**

Teresa Santalucia, Klein & Hornig  
Margaret Moran, CHA  
Matt Zajac, CHA  
Chris Moyer, CHA  
Ben Wilson, BH+A  
Marija Ilic, BH+A

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated March 29, 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 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. Executive Session --**

- Roll Call Vote to Adjourn into Executive Session pursuant to Exception 6 of the Mass. Open Meeting Laws: To consider the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body;
  - Specifically to provide a status update on negotiation issues and resolution options in respect of the Developer Services Agreement with the Cambridge Housing Authority for Redevelopment of NHA's Linden Street Property.
- Following the executive session, the NHA Board will reconvene in Open Session

**3. Review & Approve --**

- Changes (if any) to NHA Strategy with respect to a Developer Services Agreement for the Redevelopment of NHA's Linden Street Property.

**4. Review & Approve -- Federal Repositioning Strategy**

- Current Strategy -- RAD/Section 18 Blend
- Recommended New Strategy -- Section 22 Streamlined Voluntary Conversion

**5. Review & Next Steps -- Updated Master Development Plan -- Seabeds/Cook Property**

**6. Review & Approve -- High Rock Estates Roof Replacements Proposal**

**7. Adjournment**

**Next NHA Board Meeting Dates:**

Thurs. April 18, 2024 @ 5:00 PM	Seabeds Way Community Room	Reg. Monthly Meeting
Thurs. May 9, 2024 @ 5:00 PM	Linden Chambers Community Room	Reg. Monthly Meeting NHA Annual Meeting
Thurs. June 20, 2024 @ 5:00PM	Seabeds Way Community Room	Reg. Monthly Meeting