

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

**Thursday, April 17, 2025, 5:30 PM – Revised Time for April 17<sup>th</sup> only**

**NOTE: THIS WILL BE A “HYBRID” MEETING  
5 CHAMBERS STREET, NEEDHAM, MA 02492  
Zoom Meeting ID: 813 2312 1052**

*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 an in-person meeting, with the option for Commissioners and the public to attend 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  
Penny Kirk, Commissioner  
Janice Bennett, Commissioner  
Geoff Engler, Commissioner

**NHA STAFF:**

Cheryl Gosmon, Executive Director & Secretary

The Secretary of the Needham Housing Authority (NHA) provided adequate notice of this meeting by preparing a Public Notice on April 11, 2025, setting forth the date, time, and place. Said notice was filed with the Clerk of the Town of Needham and provided to people requesting it.

**AGENDA**  
**REGULAR NHA BOARD & HRH LLC MEETINGS**  
**Thursday, April 17, 2025**

**ANNOUNCEMENTS FROM THE CHAIR**

(Including matters that could not be reasonably anticipated in advance of the meeting):  
Introduction of newly elected Board member, Geoff Engler

**RESIDENT/COMMUNITY INPUT**

Cook's Bridge Tenant Association (CBTA)  
Linden Chambers Resident Association (LCRA)

**DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC**

**A. Review & Approve:**

- |  |              |
|--|--------------|
| 1. NHA Bill Schedule/Check Warrant     | \$155,743.36 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$27,334.85  |

**B. Consent Agenda**

1. NHA Special Board meeting 3/4/2025
2. NHA & HRH LLC Regular Meeting Minutes 3/20/2025
3. Milne, Shaw & Robillard, PC Monthly Management Report Accountant's Report
4. NHA Monthly Vacancy & Workorder Report
5. NHA Tenant Accounts Receivable Report
6. NHA Tenant Accounts Receivables & Aging Report

**C. Review & Discuss: PMR Unpublished Desk Audit Ratings Summary**

**D. Review & Approve: Amendment #9 to the Contract of Financial Assistance (CFA)  
5001 in the amount of \$810,838.66**

**E. Review & Approve: Quote, Exterior Door Replacement, 1415 Great Plain Avenue**

**F. Executive Director's Report**

1. Staffing Update: Express Employment Professionals, Wellesley MA  
Introduction to Temporary Executive Assistant W. Michael Thorstad
2. Discuss & Review: Draft Tenant Participation Policy
3. Discuss & Review: Draft Waste Removal and Disposal Policy

**G. Status Update: Preservation & Redevelopment Initiative (PRI) (Reg Foster)**

1. Linden Street Redevelopment Project

- RFP for Project -Basing (20-30 of NHA's Section 8 Vouchers)

**2. Seabeds Way Preservation & Modernization Project**

- May 5, 2025, Annual Town Meeting -- Article 23: Appropriate for Preservation of Seabeds Way (\$3.2M)

**3. High Rock Estates Redevelopment**

- Status when we suspended work mid-2023
- FY2026 Community Planning Grant Program - \$150K

**4. Monthly Reports**

- Cambridge Housing Authority
- AHSC Peabody Developer LLC

**5. Administrative**

**H. Status Update -- Internal Initiatives**

- High Rock Estates (HRE) Homework Program – Update
- Family Self-Sufficiency (FSS) Quarterly Report – Elena Choy
- Resident Services Report Quarterly Report – Laurie Black

**I. New Business –**

- Review: Date/Times for monthly NHA Board meetings – Change June 19, 2025, meeting
- Reminder: NHA Annual Meeting May 15, 2025

**Informational Items**

Springwell Monthly Calendar

**Next NHA Board Meeting Dates:**

Thursday, May 15, 2025, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, June 19, 2025, 5 pm	Linden Chambers Community Room	Regular Monthly Meeting
Thursday, July 17, 2025, 5 pm	Seabeds Way Community Room	Regular Monthly Meeting