

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

Thursday, May 15, 2025, 5:00 PM

NOTE: THIS WILL BE A “HYBRID” MEETING

**ATTEND IN PERSON:
34 Seabeds Way, Community Room
Needham, MA 02494**

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

Zoom Meeting ID: 848 6303 6608

On March 28, 2025, Governor Maura Healey signed a new law for the purpose of extending the temporary provisions pertaining to the Open Meeting Law until June 30, 2027. This extension will allow the COVID-19 enacted measures allowing remote participation for board members to continue. This is the second time these popular provisions have been extended, allowing public bodies to continue holding meetings remotely without a quorum of the public body physically present at a meeting location, and to provide “adequate, alternative” access to remote meetings.

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 May 9, 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.

REGULAR NHA BOARD & HRH LLC MEETINGS AND ANNUAL MEETING
Thursday, May 15, 2025

AGENDA

ANNOUNCEMENTS FROM THE CHAIR

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

RESIDENT/COMMUNITY INPUT

Linden Chambers Resident Association (LCRA)
Residents/Community Input - discussion

DISCUSSION/APPROVAL ITEMS – NHA & HIGH ROCK HOMES LLC

A. Review & Approve:

- | | |
|--|--------------|
| 1. NHA Bill Schedule/Check Warrant | \$489,899.76 |
| 2. HRH LLC Bill Schedule/Check Warrant | \$37,638.59 |

B. The Consent Agenda:

1. NHA & HRH LLC Regular Meeting Minutes 4/17/2025
2. Milne, Shaw & Robillard, PC Monthly Management Report Accountant's Report
3. NHA Monthly Vacancy & Workorder Report
4. NHA Tenant Accounts Receivable Report
5. NHA Tenant Accounts Receivables & Aging Report

C. Executive Director's Report

1. Intergovernmental Agreement (IGA) between Watertown Housing Authority and Needham Housing Authority
2. PMR Unpublished Desk Audit Ratings Summary Update
3. Milne, Shaw & Robillard, P.C. – Nonrenewal of Contract
4. Admissions and Continued Occupancy Policy (ACOP) and Housing Opportunity Through Modernization Act (HOTMA)

D. High Rock Independent Audit Report – Review/Discussion

1. Final Audit Report
2. HRH Communications Letter

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

1. Seabeds Way Preservation & Modernization Project
2. Monthly Reports
 - Cambridge Housing Authority
 - AHSC Peabody Developer LLC
3. Administrative

F. Status Update – Internal Initiatives

1. Cook's Afterschool Program - Update

G. New Business

1. Status Update – Filling the vacant NHA Commissioner seat
2. Vacant Units related to RAD Blend Application

- 3. All-Star Paving Contractors

H. Adjournment of the Regular NHA & HRH LLC Meetings

Informational Items

- 1. Springwell Monthly Calendar
- 2. Letter to Needham Public Schools regarding homework program
- 3. Donation to Community Council

* * * * *

ANNUAL MEETING

AGENDA

- 1. **Annual Meeting call to order**
- 2. **Election of the 2025 Officers:**
 - Chair
 - Vice-Chair
 - Treasurer
- 3. **Approval:**
 - Renewal of Tenant-Commissioner Annual Waiver 4.
 - Resolution authorizing that two Commissioners sign checks
- 4. **Information on NHA Appointees to:**
 - Community Preservation Committee, Reg Foster
 - Council on Aging, Ann DerMarderosian
- 5. **Presentation & Discussion: Annual Report by the Executive Director**
- 6. **Adjournment of the Annual Meeting**

Next Scheduled NHA Board Meeting Dates:

Tuesday, June 17, 2025, 5:00 p.m.	Linden Chambers Community Room	Regular Monthly Meeting
Thursday, July 17, 2025, 5:00 p.m.	Seabeds Way Community Room	Regular Monthly Meeting
Thursday, August 21, 2025, 5:00 p.m.	Linden Chambers Community Room	Regular Monthly Meeting