

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

Thursday March 17, 2022, 7:30 PM

www.zoom.us

Zoom Meeting ID: 843 4163 6768

***NOTE:** Under the March 12, 2020 Executive Order suspending certain provisions of the Massachusetts Open Meeting Law G.L. c. 30A, s.20, as further amended by Chapter 22 of the Acts of 2022, the NHA Board of Commissioners as a “public body” may conduct this meeting on an in-person basis, a virtual basis, or on a hybrid bases (i. e., both in-person and virtual.) A meeting can be conducted on a virtual basis, “...provided that the public body shall ensure public access to the deliberations of the public body for interested member of the public through adequate, alternative means of public access.” It has been determined that streaming this meeting via Zoom meets the public access requirement, and accordingly the NHA Board of Commissioners will hold this meeting as a virtual meeting.*

**AN IN-PERSON MEETING WILL NOT TAKE PLACE AT A LOCATION
NORMALLY USED FOR NHA BOARD MEETINGS.**

To listen, view and participate on a virtual basis using your phone, computer, laptop, or tablet, a few minutes before the above date/time:

- *[Browser access]* Use your browser to connect to www.zoom.us. On the Zoom home screen, click the “Join a Meeting” button (top right of the screen). Enter the Meeting ID number.

OR

- *[Install Zoom on laptop/desktop]* Click this link (or copy link into your browser):
<https://us02web.zoom.us/j/84341636768>

OR

- *[Smartphone or tablet]* Download and install the “Zoom Cloud Meeting” app from the Apple or Android app store, or from <http://www.zoom.us/>. Open the Zoom app, click “Join” button and enter the Meeting ID number (see above).

OR

- *[Audio dial-in only]* Dial +1 669-900-9128 Enter the Zoom Meeting ID number (see above), followed by the # sign.

ROLL CALL TO CONVENE THE MEETINGS

COMMISSIONERS:

Chair Reginald C. Foster
Vice Chair Eleanor Evans
Treasurer Ed Scheideler
Commissioner Penny Kirk
Commissioner Janice Bennett

NHA STAFF:

Angie Medeiros, Executive Director & Secretary

GUESTS:

Adequate notice of this meeting has been provided by the Secretary of the Needham Housing Authority (NHA) by preparing a Public Notice dated March 14, 2022, 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.

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AGENDA
REGULAR NHA & HRH LLC BOARD MEETINGS

CHAIR’S ANNOUNCEMENTS (*matters that could not be reasonably anticipated in advance of the meeting*):

RESIDENT/TENANT INPUT:

AGENDA

- A. Approval: NHA Bill/Check Warrant
- B. Approval: HRH LLC Bill/Check Warrant
- C. Review & Approval:
 - 1. 2/17/2022 Minutes of NHA & HRH LLC Regular Board Meeting
 - 2. 2/4/3033 Minutes of NHA Special Board Meeting
 - 3. K&G Remodeling Final Approvals
- D. Status Update, Discussion & Approval: Executive Director Search Process (Foster)
 - 1. Interim Executive Director Search
 - 2. Engaging a Search Consultant
 - 3. Appointing the ED Search Committee
- E. Status Update, MRI:
 - 1. Housing Plan Working Group (Scheideler)
 - 2. Modernization & Redevelopment Initiative Update (Foster)
 - Community Preservation Committee
 - Withdrawal of Application FY2023-03 – Purchase of East Militia Heights Property
 - Formation of a NHA Designer Selection Committee
- F. Information and Discussion: Mediation

G. Status Update, Operations & Board Matters:

1. Space redeployment (Medeiros)
 - Office move to 21 Highland Circle
 - Plan to return Unit 42 to service
 - Restoration of Community Center at 28 Capt. Robert Cook Drive
2. After School Program – Fall 2022 Reopening Plan (Medeiros)
3. Seabeds/Cook CCTV System (Medeiros)
4. New Tenant-Commissioner Guidelines (Foster)
5. Return to in-Person Board Meetings (Foster)
6. Board Rules of Procedure (Evans, Scheideler)
7. Snow removal (Scheideler)
8. Inviting guests to Board meetings (Scheideler)

H. Information & Discussion:

1. Executive Director's Report, Financial Report, Vacancy Report, Workorder Report.
2. Ideas for improvement or additional reports.

I. Adjourn to Executive Session [CRC]

J. Adjournment

RESOLUTION #2022-218

To approve payment of the bill roll/check roll listed on the Warrant dated March 17, 2022, in the amount of \$346,700.25 as follows:

Section 8: 118 vouchers	\$146,954.00
Payroll checks (2/16/2022) #502657502669	\$11,698.69
Payroll checks (2/23/2022) #502670-502682	\$10,995.00
Payroll checks (3/2/2022) #502683-502696	\$ 12,698.64
Payroll checks (1/5/2022) #502697-502708	\$ 12,644.64
Batch #1 A/P Checks (2/18/2022) #34096-#34099	\$27,403.04
Batch #2 A/P Checks (3/14/2022) #34100-#34153	\$124,306.24

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, it was *(approved/disapproved)* by a vote of (___ in favor, ___ against and ___ abstaining).

RESOLUTION #HRH#2022-44

To approve payment of the bill roll/check roll listed on the Warrant dated March 17, 2022, in the amount of \$31,876.06 as follows:

Batch#1 A/P Ck#3233- (2/22/2022)	\$ 4,000
Batch#2 A/P CK#3234-3241(3/14/2022)	\$27,876.06

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, it was *(approved/disapproved)* by a vote of (___ in favor, ___ against and ___ abstaining).

RESOLUTION #2022-219

To approve Minutes of the February 17, 2022, NHA & HRH LLC Regular Board meetings.

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, it was (approved/disapproved) by a vote of (___ in favor, ___ against and ___ abstaining).

RESOLUTION #2022-220

To approve Minutes of the February 3, 2022, NHA Special Board meeting.

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, it was (approved/disapproved) by a vote of (___ in favor, ___ against and ___ abstaining).

RESOLUTION #2022-221

To approve final payment on Exterior Doors Project #203077

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, it was (approved/disapproved) by a vote of (___ in favor, ___ against and ___ abstaining).

RESOLUTION #2022-222

To appoint the following individuals to the Designer Selection Committee:

_____.

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, it was (approved/disapproved) by a vote of (___ in favor, ___ against and ___ abstaining).

RESOLUTION #2022-223

To appoint the following individuals to the Executive Director Selection Committee:

_____.

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, it was (approved/disapproved) by a vote of (___ in favor, ___ against and ___ abstaining).

RESOLUTION #2022-224 -- MOTION TO ADJOURN TO EXECUTIVE SESSION

Exception #6: To consider the purchase, exchange, lease or value of real property. At the conclusion of the Executive Session, the Board will return to Open Session to vote on Resolution #2022-225.

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, the motion to adjourn was (approved/disapproved) by a roll call vote of (___ in favor, ___ against and ___ abstaining).

RESOLUTION #2022-225

To withdraw CPA Funding Application FY2023-03 from consideration by the CPC.

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, it was (approved/disapproved) by a vote of (___ in favor, ___ against and ___ abstaining).

MOTION TO ADJOURN

Upon a motion duly made by Commissioner ___ and seconded by Commissioner ___, the motion to adjourn was (approved/disapproved) by a vote of (___ in favor, ___ against and ___ abstaining).

UPCOMING NEEDHAM HOUSING AUTHORITY BOARD MEETING DATES:

Thursday April 21, 2022,	7:30pm	Regular Meetings	Zoom Virtual Meeting
Thursday May 19, 2022,	7:30pm	Regular Meetings	Zoom Virtual Meeting
Thursday June 16, 2022,	7:30pm	Regular Meetings	Zoom Virtual Meeting