

MINUTES OF MEETING

TOWN OF LINCOLN HOUSING AUTHORITY

BOARD OF COMMISSIONERS

March 3, 2005

The meeting was called to order at 6:30 PM by Vice Chairman Rita Turcotte at the Lincoln Manor Community Room, 10 Franklin Street, Lincoln, Rhode Island.

Ms. Turcotte welcomed Paul St. Germain to the Board of Commissioners, replacing Robert Turner, Sr., and led the Pledge of Allegiance.

PRESENT:

Rita Turcotte, Vice Chairman; Lois Bryant, William Peppes and Paul St. Germain, Commissioners. Also in attendance were Aime J. Brissette, Executive Director; Rebecca Dawes, Assistant Director; and Thomas J. Fay, Legal Counsel.

ABSENT:

Joseph Garvey, excused; Arthur Fletcher and John Rowan, unexcused.

APPROVAL OF MINUTES:

The Minutes of the December 16, 2004, Meeting were reviewed. A motion to approve the Minutes as presented was made by Ms. Bryant and seconded by Mr. Peppes. The motion was approved by a vote of

3 to 0, with Mr. St. Germain abstaining.

The Minutes of the February 1, 2005, Meeting were reviewed. A motion to approve the Minutes as presented was made by Ms. Bryant and seconded by Mr. Peppes. The motion was approved by a vote of 3 to 0, with Mr. St. Germain abstaining.

SECRETARY'S REPORT:

The Executive Director reported that there are 309 names on the public housing waiting list--278 elderly and 31 family. There were 11 new applications received last month. There are two vacancies. There are 115 participants in the Voucher Program, and 77 names on the waiting list.

Mr. Brissette stated that the LHA received a letter from HUD recommending ways for housing authorities to cut the expenses of their Section 8 programs because subsidies are being cut significantly. Ms. Dawes explained that HUD is seeking to limit the portability of vouchers to communities with higher property rental fees. These issues have been discussed at recent conferences, and it appears that HUD will be making many more changes in the program this year.

Mr. Brissette updated the Commissioners on the fire alarm system upgrade. A meeting was held this week to review the plans, which have now been submitted to the Lonsdale and Manville Fire

Departments for approval. Bid packages should be available for distribution before the end of March. Mr. Brissette requested that the

MINUTES OF MEETING

TOWN OF LINCOLN HOUSING AUTHORITY

BOARD OF COMMISSIONERS

March 3, 2005

Page 2

Commissioners consider moving the April 28 meeting in order to approve the bid and get the project going before the end of April. After discussion, the Commissioners agreed to keep the April meeting as scheduled.

Mr. Brissette also requested that the Commissioners consider moving the March 24 meeting, which is Holy Thursday. After discussion, the Commissioners agreed to move the meeting to 6:00 PM on Wednesday, March 23.

A motion to accept the Secretary's Report was made by Mr. St. Germain and seconded by Ms. Bryant. The motion was approved unanimously.

REMARKS FROM THE PUBLIC:

None noted.

UNFINISHED BUSINESS:

The next item of business was a Resolution to approve an amendment to the LHA Admissions and Continued Occupancy Policy granting the Executive Director the ability to evict over-income tenants in accordance with HUD regulations. After discussion, a motion to adopt a Resolution to approve an amendment to the LHA Admissions and Continued Occupancy Policy was made by Mr. Peppes and seconded by Mr. St. Germain. The motion was approved unanimously.

(RESOLUTION NO. 561)

The next item of business was the rescheduling of the Board Retreat. A motion to table the item for discussion at the next meeting was made by Mr. St. Germain and seconded by Mr. Peppes. The motion was approved unanimously.

NEW BUSINESS:

Ms. Turcotte informed the Commissioners of the death of Chairman Garvey's mother-in-law and requested that flowers be sent to the family on behalf of the Commissioners and staff of the LHA.

The next item of business was the approval of the disbursement of LHA funds for the purchase of a truck. This was a confirmation of the telephone vote taken the previous week. A motion to approve the disbursement was made by Mr. Peppes and seconded by Ms. Bryant. The motion was approved unanimously.

MINUTES OF MEETING

TOWN OF LINCOLN HOUSING AUTHORITY

BOARD OF COMMISSIONERS

March 3, 2005

Page 3

The next item of business was the approval of the truck bid of \$29,980 from Colony Ford. A motion to approve the bid was made by Mr. Peppes and seconded by Ms. Bryant. The motion was approved unanimously.

The next item of business was the approval of attendance for the Martha's Vineyard conference. A motion to table the issue for discussion at the March 23 meeting was made by Mr. Peppes and seconded by Ms. Bryant. The motion was approved unanimously.

The next item of business was the approval of an amendment to the sick leave policy. Mr. Brissette explained that the amendment would require non-union staff to maintain a two-week bank of sick time. After brief discussion, a motion to table the issue until union negotiations was made by Ms. Bryant and seconded by Mr. Peppes. The motion was approved unanimously.

Ms. Bryant left the meeting at 7:10 PM. There was no longer a quorum. Therefore, no further business could be completed.

Respectfully submitted,

Patricia A. Martins

Recording Secretary to the Board