

Commissioner Hall introduced and read aloud Resolution No. 1001 certifying that the Authority is in compliance with HUD regulations as they relate to deconcentration and income mixing.

Commissioner Hall moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Fuerte, and unanimously adopted.

The Secretary informed the Commissioners that the Section 8 Payment Standard is revised annually to comply with HUD's guidelines. He provided them with a Resolution certifying the Authority's compliance.

Commissioner Fuerte introduced and read aloud Resolution No. 1002 certifying the Authority's compliance with HUD's guidelines as they relate to the Section 8 Payment Standard annual revision.

Commissioner Fuerte moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Hall, and unanimously adopted.

The Secretary provided the Commissioners with a copy of a schedule listing the time guidelines for the preparation and submission of the Authority's FY2006 Annual Plan.

The Secretary informed the Commissioners that a draft plan will be provided to them and to the Newport Resident Council next week for review and comments.

The HOPE VI Director provided the Commissioners with a copy of her monthly HOPE VI program report and informed them that there are no changes regarding demolition and construction at this time, and that there are no vacancies in Newport Heights Phase 1.

The HOPE VI Director informed the Commissioners that the first twenty-nine units in Phase 2 are expected to come on line by the end of this month and that Certificates of Occupancy have been received.

The HOPE VI Director informed the Commissioners that she is working with Maloney Properties to determine which Tonomy Hill residents will be given priority for the Phase 2 units and to establish the next relocation schedule.

The HOPE VI Director informed the Commissioners that all units have been demolished in Phase 3, some utility work is underway, some construction activity is in progress and the first unit is scheduled for occupancy next September.

The HOPE VI Director informed the Commissioners that Phase 4 is still in the planning process and that a tax credit application was submitted to Rhode Island Housing on October 7th.

The HOPE VI Director informed the Commissioners that Phase 5 is a non-HOPE VI phase and is in the early discussion stage.

The HOPE VI Director informed the Commissioners that 230 families have been moved to date under the relocation program.

The HOPE VI Director informed the Commissioners that approximately twenty-five percent of eligible residents are participating in the CSS program and that an offer has been made to hire a lead case manager for EBCAP.

The HOPE VI Director informed the Commissioners that Job Corps will come on site next week and that the Department of Labor and Training has expressed interest in securing space at the Florence Gray Center to provide services.

The Secretary indicated that he had been contacted by Denise Barge of the RI Coalition for Minority Investment, who informed him that they have received a grant from Bank of America and that they are willing to assist us with the entrepreneur program and in collaboration with the Newport County Chamber of Commerce.

The HOPE VI Director informed the Commissioners that the Authority did not receive funding for the Neighborhood Networks Lab however there are enough funds to continue the program for the coming year and we will re-apply for the next round of funding.

The HOPE VI Director informed the Commissioners that an advertisement has been placed for a Neighborhood Networks Coordinator.

The HOPE VI Director informed the Commissioners that Rhode Island College is conducting a survey of HOPE VI residents and that the information collected will be helpful in improving the program as it continues.

The HOPE VI Director informed the Commissioners that under the Section 3 program there are forty hires to date of which thirty-three are residents.

The Director of Finance reviewed with the Commissioners the following monthly reports: Investment, Rental Income, Grant Fund Expenditure, HOPE VI Spending Summary, and the Medical Trust Investment Report.

The Director of Finance provided the Commissioners with a copy of the Section 8 Voucher Program monthly report.

The Director of Finance provided the Commissioners with a copy of a summary listing the costs for medical and dental insurance contract renewals for the coming year and informed them that the increase for Blue Cross and Blue Shield is 6% and the Delta Dental increase is 8.25%.

The Director of Finance informed the Commissioners that these insurance contracts are mandated by both union contracts and that plans are in the works to meet with union representatives in the near future to review the coverage and associated costs.

Upon a motion by Commissioner Houlihan, seconded by Commissioner Fuerte, and unanimously carried, the Director of Finance was authorized to renew the Blue Cross and Blue Shield and the Delta Dental contracts for the coming year.

The Director of Finance reviewed with the Commissioners the FY2006 budget forecast and informed them that while the initial deficit was \$530,000, it has been reduced to \$390,000. Although subsidy has been cut substantially and dwelling rents have decreased, costs have been reduced in several areas to compensate.

The Director of Finance informed the Commissioners that one clerk retired and the vacant position was advertised. A Park Holm resident, Jean Rosa, has been hired and will start October 24th.

The Director of Finance informed the Commissioners that Barbara Levesque will be retiring from the Authority on December 30th and an advertisement has been placed for an accountant assistant.

The Director of Finance informed the Commissioners that Medicare will soon be offering a new Part D however, because the Authority provides its retirees with a better prescription benefit than that offered by Part D, the government will give us a subsidy for approximately \$25,000 year.

The Director of Maintenance provided the Commissioners with a copy of the Maintenance Department monthly report and informed them that while work orders have decreased for Tonomy Hill, they have increased for Park Holm. Capital Fund Program funds have been allocated for needed improvements in the Park Holm development.

The Director of Maintenance informed the Commissioners that work on the sprinkler system at Donovan Manor has been delayed until the transformer and generator job can catch up to the point where the pump can be installed. This will take place when the electricity is connected.

The Director of Maintenance informed the Commissioners that with regard to the installation of the transformer and generator at Donovan Manor, Narragansett Electric has postponed installing the transformer for one week due to inclement weather conditions.

The Director of Maintenance presented to the Commissioners a bill from Robert F. Audet in the amount of \$12,420.00 in accordance with their contract to install the generator and transformer at the Donovan Manor. The architect has reviewed the bill and recommends payment.

Upon a motion by Commissioner Fuerte, seconded by Commissioner Bowley, and unanimously carried, the Secretary was authorized to pay the bill from Robert F. Audet in the amount of \$12,420.00.

The Director of Maintenance informed the Commissioners that with regard to the Chapel Terrace/Tonomy Hill Exterior Painting work, power washing will begin on October 14th and sample colors will be applied to the buildings next week. Notices have been sent to residents in these developments to inform them of the work scheduled to be done.

The Director of Maintenance informed the Commissioner that quad one in Phase 2 of Newport Heights will be turned over at the end of the month, on schedule, and that market rate residents are ready to move in. The power has been installed at the mid-rise building and it is in various stages of progress.

The Director of Maintenance informed the Commissioners that the Authority solicited bids for a fire alarm upgrade and the low bidder was Aurora Electric for a bid price of \$425,500. There were a total of three bidders and after a review of the bids, the architect recommended that the contract be awarded to Aurora Electric for their bid price of \$425,000.

Upon a motion by Commissioner Bowley, seconded by Commissioner Fuerte, and unanimously carried, the Secretary was authorized to enter into a contract with Aurora Electric for a fire alarm upgrade for the bid price of \$425,000.

The Director of Maintenance informed the Commissioners that the Authority solicited bids for miscellaneous site improvements and that only one bid was received. The bid received was \$100,000 over budget therefore it will be re-bid in the spring. The two dumpsters on Chapel Street that were included in this bid will be relocated by soliciting three prices.

The Director of Maintenance reviewed with the Commissioners a Procurement Summary that included snow removal, hardware, lumber and chemical materials.

The Director of Maintenance informed the Commissioners that he solicited proposals for snow removal and that only two proposals were received: 1) R.J. Cawley for a cost of \$75/hour for plow plus \$35/hour for a laborer, and 2) East Coast Construction proposed \$90/hour and no information regarding the cost for a laborer. Mello Construction and Cassisi did not submit proposals.

Of the solicitations to provide hardware materials with guaranteed prices for one year, Beach Hardware provided the lowest prices; Home Depot provided the lowest cost for lumber materials and Casey has agreed to provide chemical materials using the East Bay Collaborative pricing.

The Director of Maintenance recognized a number of youth who were present at the meeting and commended them for a job well done while working for the Maintenance Department during the summer months.

The Secretary thanked the young men present and stated that in light of the summer program's success, and in response to a request from Commissioner Fuerte, the Authority will try to find funds that will enable this program to continue provided it does not interfere with their school obligations.

The Director of Social Services provided the Commissioners with a copy of her monthly report.

The Director of Social Services informed the Commissioners that members of the Park Holm Senior Center are hosting a dinner on October 15th with proceeds going to the victims of Hurricane Katrina who are living at the Anchorage.

The Director of Social Services informed the Commissioners of the various activities that she has been involved in that will be beneficial to residents, including a program designed to target "at risk" children.

There was no written report provided this month from the Newport Resident Council however Ms. Susan Long informed the Commissioners that she had been contacted by CODAC staff who requested space at the Building of HOPE to start a Women's Group on Tuesdays and Thursdays. The program began last week.

Upon a motion by Commissioner Bowley, seconded by Commissioner Fuerte, and unanimously carried, the Commission moved to closed session in accordance with RIGL §42-46-5 (5) to discuss the Sunset Hill property.

Upon a motion by Commissioner Bowley, seconded by Commissioner Fuerte, and unanimously carried, the Commission returned to open session and the Chair announced that they had reviewed a Purchase and Sale Agreement for property in Sunset Hill and that they authorized the Secretary to execute same.

Upon a motion by Commissioner Bowley, seconded by Commissioner Fuerte, and unanimously carried the meeting adjourned at 6:30 p.m.