

THE MINUTES OF A SPECIAL MEETING
OF THE COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE
CITY OF NEWPORT, RHODE ISLAND
HELD ON THE TWENTY-EIGHTH DAY OF SEPTEMBER, 2006

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in special session at the Florence M. Gray Center, One York Street, Newport, Rhode Island on September 28, 2006 at 4:30 p.m.

PRESENT:	Commissioner	Jan Shapin
	"	Rodney P. Bowley
	"	John J. Crowley, Jr.
	"	Elizabeth Fuerte
	"	Jade Hall
	"	Frank Landry

ALSO PRESENT:	Attorney	Joseph J. Nicholson, Jr.
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ABSENT:	Commissioner	Joseph T. Houlihan
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The NOTICE OF SPECIAL MEETING with the CERTIFICATE AS TO SERVICE OF NOTICE OF SPECIAL MEETING, attached hereto, was read and ordered spread upon the Minutes of this Special Meeting and filed for the record.

NOTICE OF SPECIAL MEETING

To:	Jan Shapin	Jade Hall
	Rodney P. Bowley	Joseph T. Houlihan
	John J. Crowley, Jr.	Frank Landry
	Elizabeth Fuerte	

You are hereby notified that the Commissioners of the Housing Authority of the City of Newport, Rhode Island, are called to meet in special session at 4:30 p.m. on Thursday, September 28, 2006 at One York Street, Newport, Rhode Island for the following purpose:

- Newport Heights Phase IV - Review and Approve Master Development Agreement

The Chair stated that the Authority's HOPE VI attorney, Christopher Hornig, is available for a conference call with the Commissioners if they have any concerns with the proposed Master Development Agreement.

Commissioner Bowley indicated that he has two questions.

1. On page 14, section 4.2.2 Land Conveyance. Line 8 states "... as will minimize costs and transfer taxes." He does not know of any transfer taxes on a lease and would like an explanation as to why transfer taxes are included, and
2. On page 16, section 4.4.2 Land. Commissioner Bowley suggested that the word "leased" be included to read, "The Authority shall provide *leased* land...".

Commissioner Bowley also questioned the language on page 11, section 3.6, regarding Clean and Buildable Condition.

Attorney Nicholson clarified that if the Authority has not contracted within sixty days to place the existing site in clean and buildable condition, then as an alternative, it will be turned over to the developer with an allowance of \$750,000 for demolition and remediation.

The Secretary informed the Commissioners that he had spoken to Attorney Christopher Hornig regarding the transfer taxes. Following discussion, it was decided by the Commission to delete from section 4.2.2 the phrase, "and transfer taxes".

The Secretary informed the Commissioners that Attorney Hornig agreed about the land reference in section 4.4.2 and suggested that the sentence read, "The Authority shall provide land for the homeownership phase under a land lease at no cost".

The Chair announced that there is no need to go into closed session and that the meeting will continue in open session.

Upon a motion by Commissioner Landry, seconded by Commissioner Bowley, and unanimously carried, the changes to sections 4.2.2 and 4.4.2 as aforementioned were approved.

Upon a motion by Commissioner Bowley, seconded by Commissioner Landry, and unanimously carried the meeting adjourned at 4:55 p.m.

DATED: October 2, 2006

The Housing Authority of the
City of Newport, Rhode Island

By: Jan Shapin
Chair