

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE FOURTEENTH DAY OF DECEMBER, 2006

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Florence Gray Center, One York Street, at 4:30 p.m. on December 14, 2006.

Roll call followed the Pledge of Allegiance to the Flag.

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

ABSENT: Commissioner Elizabeth Fuerte
 " Jade Hall
 " Joseph T. Houlihan

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

The Secretary introduced and welcomed Mike Bush, a student of the MET School, and informed the Commissioners that Mike is doing an internship with the Authority for property management.

Upon a motion by Commissioner Crowley, seconded by Commissioner Landry, and unanimously carried, the Minutes of the Regular Monthly Meeting of November 9, 2006 were approved.

The monthly bills report was presented to the Commissioners.

Upon review of the bills a motion was made by Commissioner Landry, seconded by Commissioner Crowley, and unanimously carried, authorizing payment of the bills.

The Chair recognized the monthly report provided by Officer Piermont for the Park Holm and Tonomy Hill developments.

The Chair recognized correspondence received from Maloney Properties advising of positions available within their agency.

Upon a motion by Commissioner Bowley, seconded by Commissioner Crowley, and unanimously carried, both correspondence items were accepted.

The Secretary reviewed with the Commissioners the Consent Calendar items which included the Occupancy, Applications, and November Collection Loss Reports.

Upon a motion by Commissioner Landry, seconded by Commissioner Crowley, and unanimously carried, the Consent Calendar items were approved.

The Secretary provided the Commissioners with a monthly program report on the Park Holm development, Healthy Homes-Healthy Residents and D.I.S.H. programs.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, the program report submitted by the Secretary was received.

The Secretary informed the Commissioners that with regard to the Request for Qualifications for Preliminary Architectural and Structural Analysis of the Florence Gray Center and the Maintenance Building on Hillside Avenue, interviews were held and the committee selected The Newport Collaborative to perform this work.

The Secretary informed the Commissioners that a contract has been prepared between the Authority and The Newport Collaborative and reviewed by the Authority's attorney, and requested permission to execute the contract for an amount not to exceed \$25,500.00.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, the Secretary was authorized to execute the contract with The Newport Collaborative for an amount not to exceed \$25,500.00.

The Secretary informed the Commissioners that Robert Watkins of the maintenance department will be retiring after thirty years of service to the Authority.

Resolution No. 1018 acknowledging Robert Watkins' service to the Authority was introduced and read by Commissioner Crowley and considered by the Commissioners.

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

The Chair thereupon declared said motion carried and said Resolution adopted.

The HOPE VI Director reviewed her monthly report with the Commissioners and informed them that Phases 1 and 2 are at 98% and 99% occupancy respectively. There are sixteen occupied units and four vacant units in Phase 3, and the Authority is awaiting Permission to Occupy on the last fifty-one units.

The HOPE VI Director informed the Commissioners that there is a Planning Board meeting on December 18th at which the Phase 4 plans will be reviewed. A community meeting is scheduled for December 19th to provide updated information to our residents and the surrounding community.

The HOPE VI Director informed the Commissioners that Valley Affordable Housing and The Newport Collaborative are currently reviewing bid specifications for Phase 4 demolition and anticipate bid solicitations in January.

The HOPE VI Director informed the Commissioners that the Authority continues to work with Rhode Island Housing on the issue of our compliance with the terms of our replacement housing agreement. Our attorney has advised us that we are in compliance.

The HOPE VI Director stated that Rhode Island Housing has indicated that demolition should not begin before a reservation of tax credits for Phase 4 has been awarded. The Authority disagrees with this interpretation of the replacement housing agreement however, the HOPE VI Director is hopeful that the tax credit awards will be issued in January or February.

The HOPE VI Director informed the Commissioners that under the CSS program, a Request for Qualifications for Behavioral and Mental Health Services was issued. Proposals were received from CODAC, Newport County Mental Health and Family Services of Rhode Island.

The HOPE VI Director indicated that the proposal submitted by Family Services of Rhode Island best suits the needs of our residents and requested permission to execute a one-year contract with this agency for \$30,000.00. Contingent upon a performance review at the end of year one the contract may be extended through the completion of the HOPE VI grant for an amount of \$17,500.00.

Upon a motion by Commissioner Bowley, seconded by Commissioner Crowley, and unanimously carried, the HOPE VI Director was authorized to enter into a contract with Family Services of Rhode Island for the terms and amounts aforementioned.

The Chair asked for the status on the Authority's application for Section 8 replacement vouchers for Phase 5 demolition.

The HOPE VI Director responded that the Authority applied for these vouchers several months ago and we are awaiting a response from HUD. She anticipates that HUD may respond to our application in January.

The Chair suggested that the Authority inform the congressional delegation of the importance of obtaining the Section 8 replacement vouchers for Phase 5 as well as working toward getting the "demolition only" grant reinstated in the HOPE VI allocation so that we can apply for money to demolish Phase 5.

The Chair suggested that with regard to the Summer Youth Program, a similar program be implemented again this summer and that it be expanded to include the Miantonomi Park and Park Holm areas.

The Secretary acknowledged the monthly reports submitted by the Director of Finance.

Upon a motion by Commissioner Landry, seconded by Commissioner Bowley, and unanimously carried, the monthly reports submitted by the Director of Finance were accepted.

The Secretary informed the Commissioners that the Authority is required to submit a request to HUD for Calendar Year 2007 Operating Subsidy.

Resolution No. 1019 was introduced and read by Commissioner Crowley, and considered by the Commissioners.

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

The Chair thereupon declared said motion carried and said Resolution adopted.

The Secretary presented to the Commissioners the monthly reports submitted by the Director of Maintenance.

Upon a motion by Commissioner Bowley, seconded by Commissioner Crowley, and unanimously carried, the reports submitted by the Director of Maintenance were accepted.

The Secretary presented the following action items submitted by the Director of Maintenance for approval:

- Innovative Construction:
 - (i) Req. No. 5 - \$5,320.60 (sidewalk replacements/Coddington Manor)
 - (ii) Req. No. 6 - \$3,948.20 (" " /Donovan Manor)
- Dare, Inc.:
 - (i) Req. No. 3 - \$22,064.40 (dumpster enclosures)
- Aurora Electric:
 - (i) Req. No. 6 - \$25,321.00 (fire alarm upgrade)

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, all action items were approved.

The Secretary acknowledged the monthly report submitted by the Director of Social Services.

The Director of Social Services informed the Commissioners that she has recently received a number of donations that will help families in need of assistance.

Commissioner Hall arrived at the meeting and apologized for being late. She had a medical appointment.

The Chair invited Cindy Warren of the Newport Resident Council to provide the council's monthly report.

The Chair invited any Commissioner who may have a request to present it at this time.

Upon a motion by Commissioner Landry, seconded by Commissioner Bowley, and unanimously carried the meeting adjourned at 4:50 p.m.