

THE MINUTES OF A SPECIAL MEETING
OF THE COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE
CITY OF NEWPORT, RHODE ISLAND
HELD ON THE TWENTY-NINTH DAY OF MAY, 2007

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 May 29, 2007 at 4:30 p.m.

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

ALSO PRESENT:	Attorney	Joseph J. Nicholson, Jr.
---------------	----------	--------------------------

ABSENT:	None
---------	------

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	Frank Landry
	John J. Crowley, Jr.	

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 on Tuesday, May 29, 2007 at 4:30 p.m. at the Florence M. Gray Center, One York Street, Newport, Rhode Island for the following purpose:

1. Board of Tenant Affairs - Appeal Hearing
2. Phase 5 Workshop
3. Actions Items:
 - a) Hillside Maintenance/Administration Office Renovations
 - b) Park Holm Exterior Painting
 - c) Pond Avenue/Edgar Court Exterior Painting

Attorney Nicholson addressed the Commission and informed them of the circumstances leading to management's request for an appeal hearing. A decision was made by the Board of Tenant Affairs to allow a resident to remain in her unit despite the eviction notice that was issued for suspected drug activity.

Representing the resident, Mr. Robert Sabel of Rhode Island Legal Services, addressed the Commissioners on her behalf and provided them with details of the resident's position in this matter and requested the Commission allow her to use a Section 8 voucher for relocation purposes.

Attorney Nicholson read correspondence received from the Board of Tenant Affairs in which they state that the decision to allow the resident to remain in her unit is providing she has no contact with anyone known to be suspected of drug use, or dealing, on housing authority property. Records indicate that drug activity by an individual associated with the resident has been documented a number of times over the course of the last year at her residence.

Mr. Sabel informed the Commissioners that there is no evidence that the resident was present in the unit at any time that drug activity was taking place.

The Chair requested clarification from staff regarding our policy with respect to issuing Section 8 vouchers, that the vouchers are only to be issued to tenants in good standing.

The Executive Director confirmed this policy.

Following considerable discussion a motion was made by Commissioner Landry to override BOTA's decision and authorize the Authority to proceed to district court. Motion was seconded by Commissioner Bowley and carried on a three to one vote with Commissioner Hall opposed.

The Secretary informed the Commissioners that the administration offices will be relocating to the former Maher Center on Hillside Avenue and the architect, Newport Collaborative, has prepared plans for renovations and improvements to the building.

The Secretary informed the Commissioners that three bids were received for the renovation work and Newport Collaborative recommended that the contract be awarded to the low bidder, Behan Brothers, for their bid price of \$99,854.00.

Upon a motion by Commissioner Landry, seconded by Commissioner Hall, and unanimously carried, the Secretary was authorized to enter into a contract with Behan Brothers for their bid price of \$99,854.00 for renovations and improvements to the former Maher Center building.

The Secretary informed the Commissioners that with regard to the Park Holm exterior painting work, proposals were solicited, a pre-bid conference was held, and three bids were received.

The Secretary recommended that the contract be awarded to the low bidder, Freeport General Contracting, for their bid price of \$553,200.00.

In response to a question presented by Commissioner Crowley, the Secretary informed the Commissioners that it would be in the Authority's best interest to have exterior painting at Park Holm under contract prior to a REAC inspection that is scheduled for June 21st and June 22nd. HUD regulations will allow the Authority to have any paint-related deficiencies removed from an inspection report because a contract was in place prior to the inspection.

Commissioner Bowley requested that a copy of the November, 2006 inspection report listing the painting deficiencies at Park Holm be made available to him.

Discussion followed after which Commissioner Bowley moved that this matter be tabled until such time as a) the architect is consulted to determine why the disparity in price; b) the low bidder is consulted to determine if he has made any errors in his bid; and c) postpone the contract award until the week before June 21st at a Special Meeting.

Commissioner Crowley requested that item d) be added to insure that the contractor understands that this is a prevailing wage job.

The Secretary reviewed with the Commissioners a letter received from the president of Architectura, Inc. in which he states that all bid documents were reviewed, compliance with HUD bidding guidelines was verified, contractor references were checked, and following an interview with the apparent low bidder, his recommendation was that the Authority execute a contract with Freeport General Contracting, Inc.

Commissioner Crowley seconded Commissioner Bowley's motion to table the decision on exterior painting at Park Holm. Motion passed on a three to one vote with Commissioner Landry opposed.

The Secretary informed the Commissioners that five bids were received in response to the Authority's Request for Proposals for exterior painting at Edgar Court and Pond Avenue. Two bids were incomplete and he recommended that the contract be awarded to the apparent low bidder, Freeport General Contracting, Inc., for their bid price of \$62,839.00.

Upon a motion by Commissioner Bowley, seconded by Commissioner Hall, and unanimously carried, the Secretary was authorized to enter into a contract with Freeport General Contracting, Inc. for exterior painting at Edgar Court and Pond Avenue for their bid price of \$62,839.00.

The Secretary presented to the Commissioners Mike Abbott and Jim Libby of the Newport Collaborative, the architectural firm working with the Authority on Phase 4 of Newport Heights.

The Secretary informed the Commissioners that the architects will conduct a charette to obtain their perspective of what is expected for Phase 5 on land which consists of approximately eight and one-half acres.

The Chair stated that there are three potential parcels that may be included to accommodate eighty-two units. One is the upper Fahey Street area, the other is the Luna Market and the third parcel is the commercial parcel on the corner where two units are planned.

Discussion included the styles and sizes of units, house lots and the number of homeownership units that are required.

The Chair questioned how much of the parcel of land is needed to produce fifty market-rate units.

Mr. Abbott indicated that this is a premium site because of its location at the top of a hill. Another mid-rise building is a possibility that could house forty to fifty units and the potential exists to increase the unit count up to one hundred with market-rate units on the upper floors.

Mr. Abbott presented a site map and reviewed with the Commissioners projected numbers of units, locations and styles.

Discussion followed concerning market-rate units, whether the land in Phase 5 should be sold or leased, and cost options.

The Secretary suggested that the architects provide a new site map showing a breakdown of units and color code units that may be market rate and those that should be affordable. Once a decision has been made in terms of how to proceed, an appraiser could then be consulted to provide a market study.

Upon a motion by Commissioner Bowley, seconded by Commissioner Hall, and unanimously carried the meeting adjourned at 7:00 p.m.

DATED: May 31, 2007

The Housing Authority of the
City of Newport, Rhode Island

By: Jan Shapin
Chair