

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE EIGHTH DAY OF MAY, 2008

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Newport Housing Authority Administration Office, Newport, Rhode Island at 4:30 p.m. on May 8, 2008.

Roll call followed the Pledge of Allegiance:

PRESENT:	Chairperson	Jan Shapin
	Vice Chair	Rodney Bowley
		John Crowley, Jr.
	"	Frank Coleman
	"	Frank McCauley
	"	Constance Vergowven

ABSENT: Cheryl Abney

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

The meeting began with the Secretary requesting approval for a 10 minute recess so that additional information could be collected for the meeting.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried for a 10 minute recess.

Upon a motion by Chairperson Shapin, seconded by Commissioner Coleman, and unanimously carried to resume the session.

The Secretary introduced William Gardiner, a student who attends the MET School. Mr. Gardiner presented to the Board his community event proposal. This event will take place behind the MET School on June 1, 2008 from 3:00 p.m. – 7:00 p.m. This will be a family event without alcohol and tobacco. Mr. Gardiner would be expecting about 100 people to be attending this event, John Guadagni volunteered for cleanup of the MET school following the event, and the bathrooms in the Florence Gray Center would be utilized with janitorial services being provided by the MET school for the rest rooms.

Commissioner Crowley asked Mr. Gardiner what the rain date would be for this event. Mr. Gardiner stated the rain date would be the following Sunday, June 8, 2008.

Chairperson Shapin, advised Mr. Gardiner to seek advisement in regards to the city ordinances about sound levels and decibels. Also, coordinate with managers of Newport Heights for permission and awareness to the residents informing them of this event. The music should be projected toward the West Evans Street as to not to disturb the Newport Heights residents on a Sunday afternoon with loud music.

Upon a motion by Commissioner Bowley seconded by Commissioner Crowley, and unanimously carried granting permission for the MET School to hold this event on June 1, 2008.

Chairperson Shapin requested that the meeting minutes of the April 10, 2008 meeting be revised to reflect that it was the attention of the Board to name a street in Phase V after Jade Hall.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried the minutes of the regular monthly meeting held on April 10, 2008 were approved.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried, payment of the bills was approved.

C.O.P. Report was presented to the Commissioners. Officer Piermont reported to the Commissioners that a six month drug investigation resulted in the arrests of two residents of Park Holm and one previous resident.

Upon a motion by Commissioner Crowley, seconded by Commissioner Vergowven, and unanimously carried, all correspondence was accepted.

The Secretary submitted to the Commissioners the Consent Calendar items which included the Occupancy Reports, Applications, and April Collection Loss Reports.

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

The Secretary requested that the Board adopt the Salary Ranges for the year 2008. Commissioner Crowley voiced concern that the Tandem Care Report is not what was requested by the Board and that the Authority is not receiving the services that were discussed regarding steps, salary ranges and early buyout for retirement. A lengthy discussion ensued regarding this report.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, the Board agreed to receive for discussion the Salary Ranges for 2008. Next steps would be a draft of the personnel policy and a budget with assumptions based on the expected unresolved collective bargaining efforts.

The Secretary requested acceptance and approval of the Tandem Care, Inc. report and the Wage and Fringe Benefit Analysis final payment for \$3,500.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, to accept and approve the report and final payment.

The Secretary requested approval of the Freeport General Contracting final payment of \$51,957.85.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, to approve the final payment for Freeport General Contracting.

The Secretary requested approval of the RFQ for the Park Holm Master Plan Consultant.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, to approve the RFQ for the Park Holm Master Plan Consultant.

The Secretary requested the HUD/REAC Inspection Reports be received.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, to receive as read the HUD/REAC Inspection Reports.

The Secretary requested to receive and approve the Financial Audit for YE 3/31/07.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, to receive as read and approve the Financial Audit for YE 3/31/07.

The Secretary provided the Commissioners with copies of the monthly Finance reports.

Upon a motion by Commissioner Crowley, seconded by Commissioner Vergowven, and unanimously carried, to accept the reports as read.

The Secretary presented to the Commissioners the monthly Maintenance Report.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried, to accept the reports as read.

The HOPE VI Director provided the Commissioners with copies of the monthly report. The Director reported one Section 3 hire at this time, a HOPE VI resident who is pursuing her Masters Degree in Architecture with a scholarship being partially funded by the HOPE VI Mini Grant, who has been hired by Newport Collaborative.

Advanced Building Concepts have been in contact with the Authority for recommendations regarding three (3) laborer positions that section 3 applicants are currently being considered for.

Work continues on the HUD 811. HUD has published the Notice of Funding Availability (NOFA) and the grant application will be due on July 16th which will allow us to build ten (10) one (1) bedroom units for individuals with disabilities at the former Lunar Market site.

We will be preparing for the Summer Youth Employment Program at Miantonomi Park.

A motion was made by Commissioner Bowley, seconded by Commissioner Crowley, and unanimously carried accepting the reports as read by the HOPE VI Director.

The Director of Social Services presented to the Commissioners her monthly report. A discussion ensued in regards to the garden club. The Secretary discussed opportunities to encourage residents to begin and maintain a type of garden of their choice either vegetables or flowers. The Authority is seeking interested participants to setup a garden club as this has been successful in the past. The Authority has also received an opportunity from the City of Newport, to obtain ownership of ten (10) planters that were once on Broadway. These planters will be placed throughout our properties and the Authority will be seeking a group of resident volunteers to water and maintain the flowers in these planters.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley and unanimously carried, to accept the reports as read.

Commissioners' Requests at this time are:

Commissioner Bowley requested that the June 12, 2008 Board Meeting, be postponed to Thursday, June 19, 2008, so that all Commissioners could be in attendance.

Commissioner Crowley informed the Board of the upcoming RIPTA's proposed fare increases. The Secretary will have the notice of RIPTA's future meetings regarding these fare increases posted at each Authority site for resident information.

Upon a motion by Commissioner Crowley, seconded by Commissioner Vergowven and unanimously carried by all to go into Closed Executive Session.

Upon a motion by Commissioner Bowley, seconded by Commissioner Crowley and unanimously carried by all to go back into Open Session.

The Chairperson announced further components to the Collective Bargaining with the Teamsters Local 251 three year contract proposal and approved the tentative agreement.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman and unanimously carried the meeting adjourned at 5:30 p.m.

