

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE TWENTIETH DAY OF JUNE, 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 5:00 p.m. on June 20, 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
	"	Cheryl Abney

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

The monthly meeting began with James Reed presenting the "Way to Go" Award to Cindy Warren. This award was in recognition of her volunteer work helping with the Donovan Manor dinner and bread programs as well as her efforts on behalf of the Residents in keeping the Newport Residents Council office open and available to assist our residents.

Upon a motion by Commissioner Crowley, seconded by Commissioner Bowley, and unanimously carried the minutes of the regular monthly meeting held on May 8, 2008 were approved.

The monthly bills report was presented to the Commissioners.

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

C.O.P. Report was presented to the Commissioners.

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

The Secretary provided the Commissioners with a copy of correspondence from the Carpenters Local 94 letter serving as notice that the parties are unable to reach an agreement requesting that all unresolved issues be submitted to arbitration.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried, the letter to be received.

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

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

The Secretary presented to the Commissioners a report regarding the Award Bids for Maintenance Materials with the name of the Vendors with the most favorable prices for supplies.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried, the Board agreed to refer the report to the Procurement Committee.

The following resolution was introduced by Commissioner Bowley, it being Resolution No. 1035. Same was read aloud and in fully by Commissioner Crowley and considered by the Commission.

**RESOLUTION NO. 1035**

WHEREAS, the Public Housing Assessment System (PHAS) indicators as of May 22, 2008 are as follows:

NOW, THEREFORE, BE IT RESOLVED, that the PHAS Certification be approved and signed by the Executive Director.

Commissioner Shapin moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner Bowley, and upon roll call the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
Commissioner Shapin	None
" Bowley	
" Crowley	
" Vergowven	
" Coleman	
" McCauley	
" Abney	

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

The Secretary presented to the Commissioners the FY09 Annual Budget for adoption.

Upon a motion by Commissioner Coleman seconded by Commissioner Vergowven, and opposed by Commissioner Crowley, the Annual Budget was adopted with a 6-1 vote.

The Secretary presented to the Commissioners the Park Holm Master Plan Consultant Contract Award correspondence.

Upon a motion by Commissioner Crowley, seconded by Commissioner Vergowven, and unanimously carried, the correspondence items were accepted as read.

The following Resolution was introduced by Commissioner Crowley, it being Resolution No. 1034. Same was read aloud and in full by Commissioner Vergowven and considered by the Commissioners.

**RESOLUTION NO. 1034**

WHEREAS, the Housing Authority of the City of Newport ("HACN") wishes to redevelop the vacant land at 133 Beacon Street (formerly the location of the Luna Market) into affordable housing for persons with developmental disabilities through the HUD 811 Supportive Housing Program for Persons with Disabilities; and

WHEREAS, HACN has procured a development consultant, FJS Associates, Ltd. to apply for federal financing through the HUD 811 grant program, and if funded, to work to secure additional financing for the development and serve as the development consultant until construction completion; and

WHEREAS, HACN has selected a service provider, the James L. Maher Center, a local non-profit organization that serves individuals with disabilities, to serve as the sponsor, developer, and service provider for this HUD 811 development effort; and

WHEREAS, HACN will lease the land at 133 Beacon Street to the James L. Maher Center through a ground lease, with a term of at least fifty (50) years, at little to no cost; and

WHEREAS, this HUD 811 development will include the construction of ten (10) one-bedroom apartments in two building structures along with an office area for staff; and

WHEREAS, the HUD 811 development will have an admission preference for developmentally disabled individuals living or working in the city of Newport, subject to applicable fair housing requirements; and

WHEREAS, the ten (10) newly constructed apartments will be privately owned and managed by the James L. Maher Center; and

WHEREAS HACN may provide maintenance services to this development, for the James L. Maher Center, through a negotiated contract for services;

NOW, THEREFORE, BE IT RESOLVED, by the Housing Authority of the City of Newport, that the persons hereinafter named be authorized and instructed to take all steps necessary and appropriate to facilitate the redevelopment of 133 Beacon Street, including but not limited to the submission of a HUD 811 grant application, the submission of a HUD disposition application for the vacant land, and a financial closing provided that all such documents shall have been reviewed and approved by Klein Hornig LLP, as counsel to HACN, and Joseph Nicholson Jr. as local counsel, and provided further that any and all documents be approved by the Executive Director and Board Chair, and provided further that all required HUD approvals have been received.

AND BE IT FURTHER RESOLVED that James J. Reed, in his capacity as the Executive Director of HACN, acting singly, or Jan Shapin, in her capacity as Board Chair of HACN, also acting singly, is each hereby authorized, empowered, and instructed to enter into, acknowledge, amend and/or deliver on behalf of HACN any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effect the consummation of the transactions described above, and to achieve any and all financial closings which may be necessary with the Owner/Developer, any corporation, limited partnership or limited liability company formed by the Owner/Developer to carry out the Project or any portion thereof, its equity providers and debt providers in order to finance the Project.

Commissioner \_\_\_\_\_ moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner \_\_\_\_\_, and upon roll call the "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>NAYS</u>
Commissioner Shapin	None
" Bowley	
" Crowley	
" Vergowven	
" Coleman	
" McCauley	
" Abney	

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

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 Vergowven, and unanimously carried, to accept the reports as read.

The HOPE VI Director provided the Commissioners with copies of the monthly report.

A motion was made by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried accepting the reports as read.

The Director of Social Services presented to the Commissioners her monthly report.

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

Commissioners' Requests at this time are:

The following requests were made by Chairperson Shapin:

- The Chairperson suggested the members look at their schedules for a strategic planning session for the Park Holm Master Plan later in July.
- The Chairperson requested we provide the revised personnel policy and the non-profit 501C3 Corporation Applications and By-Laws for the next meeting.
- Commissioner Crowley asked the Chairperson to write letters of commendation for a job well done to the Executive Director and the HOPE VI Director. Their efforts particularly in the HUD 811 and Park Holm Master Plan were noteworthy.

Upon a motion by Commissioner Bowley, seconded by Commissioner Crowley and unanimously carried the meeting adjourned at 5:15 p.m.