

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

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Park Holm Senior Center, Newport, Rhode Island at 4:30 p.m. on October 9, 2008.

Roll call followed the Pledge of Allegiance:

PRESENT:	Chairperson	Jan Shapin
	Vice Chair	Rodney Bowley
	"	Frank Coleman
	"	Frank McCauley
	"	Constance Vergowven
	"	Cheryl Abney

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

ABSENT: John Crowley, Jr.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried the minutes of the regular monthly meeting held on September 11, 2008 were approved.

The monthly bills report was presented to the Commissioners.

Commissioner Bowley questioned the Secretary regarding Page 8 of the bills, Water Collections Hillside Ave. and Park Holm in the amount totaling 24,581.43. The Secretary clarified that is for two meters for Park Holm.

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

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

Patrolmen Piermont discussed the recent raid that took place in Park Holm result of a 6 month on-going investigation. There were 25 arrests with 4 of the addresses being those of Authority residents. Commissioner Coleman asked if these are "repeat offenders"? Officer Piermont answered "yes".

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, the C.O.P. Report was accepted.

The Secretary informed the Commissioners of the upcoming Public Housing Association of Rhode Island Annual Dinner. All Commissioners are invited to attend. A copy of the invitation is included in your Board packets. Your RSVP by October 30th would be appreciated.

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

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

The Secretary presented to the Commissioners the Park Holm Master Plan Agenda item for discussion to determine a timeline beginning with a meeting with the residents. The Secretary recommended a meeting within the next 30 days.

Chairperson Shapin suggested that the Secretary give clear instructions to the Architect that we proceed on three (3) levels 1) Doing an “as is” assessment, but determining what investments are necessary to keep Park Holm safe and sanitary. 2) Doing a “moderate improvement” assessment to improve deficiencies or make more cosmetic improvements and create a HUD 202 for the elderly 3) Do an “ideal improvement” assessment that involves rehab of units and the new construction of units, a plan for traffic circulation etc., for a full renovation of Park Holm.

Commissioner Bowley added that he is concerned that it is premature to go to the residents at this time until it is decided by the Board how we will be proceeding financially with this Master Plan. Commissioner Bowley went on to say that there have been many ideas discussed for this plan and more time is needed to discuss these ideas among the Board before meeting with the residents.

The Secretary will include the Master Plan as a standard Agenda item for response and discussion of all progress made by the Secretary and the Director of Operations in regards to the Master Plan.

The Secretary requested the approval for the change order for Aurora Electric, Inc. in the amount of \$20,132.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, to approve the change order to be approved in the amount of \$20,132.

The Secretary requested for payment for TRAC Builders in the amount of \$51,690 for the Donovan Manor addition and circular driveway.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, to approve the payment in the amount of \$51,690.

The Secretary requested approval for a change in plan coverage for Blue Cross/Blue Shield Healthmate Coast-to-Coast 100/80 plan for non-union employees resulting in a 20% savings.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, to approve the change in coverage for non-union employees.

The Secretary requested adoption the 2008 FMR Resolution #1037.

RESOLUTION NO. 1037

WHEREAS, the Housing Authority of the City of Newport updates the Section 8 Payment Standard as required by 24CFR 982.505; and

WHEREAS, the FY 2008 Fair Market Rents and Payment Standard were as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
774	945	1168	1586	2050	2357	2665

WHEREAS, the new HUD published FY 2009 Fair Market Rents are as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
806	983	1215	1650	2132	2451	2771

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Newport adopts new Section 8 Payment Standards based on 100% of the FY 2009 Fair Market Rents, as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
806	983	1215	1650	2132	2451	2771

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

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

The Secretary presented to the Commissioners the reports for Finance Administration and Maintenance.

Upon a motion by Commissioner Bowley, 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.

Highlights of the HOPE VI monthly report presented by the HOPE VI Director:

- CSS Program concluded, however working with Resident Services Department for transition services.
- Utilize Neighborhood Networks Center (NNC) for education and job training by hiring a Network Neighborhood Coordinator to focus on education and employment. There is funding available in the NNC Account. Seeking permission to begin advertising for this position. This position would be a temporary full time grant funded through June 2010.
- Final Evaluation Report from RI College submitted with same program highlights as the Annual Evaluation Report that went before the Board last month.

The HOPE VI Director requested permission be granted to be able to begin advertising to hire someone for this temporary full time position.

Upon a motion by Commissioner Bowley, Seconded by Commissioner Vergowven, and unanimously carried, to accept the reports as read and authorized the hiring of a Neighborhood Networks Coordinator position.

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

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

The Chair acknowledged receipt of the monthly report submitted by the Newport Resident Council.

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

No Commissioner's requests at this time.

The regular monthly meeting adjourned at 5:30 p.m

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the Commission moved to Executive session in accordance with RIGL §42-46-5 (a) (1) – Personnel.

The Chairperson announced the annual performance goals of the Executive Director for discussion.

The Closed Session meeting adjourned at 6:30 p.m.