

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE ELEVENTH DAY OF DECEMBER, 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 December 11, 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.

A hearing was held to appeal a November 21, 2008 Board of Tenant Affairs decision regarding the resident at 96 Park Holm. The Authority's Attorney presented information regarding the action followed by testimony from all parties. A lengthy discussion by the Board Members followed.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried to move forward with legal action and the Board requested, its Attorney, to notify the Board of a scheduled date in court. The Board agreed to consider a meeting of its members for reconsideration prior to the court date if there are no further incidents.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried the minutes of the regular monthly meeting held on November 20, 2008 were approved.

The monthly bills report was presented to the Commissioners.

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

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

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

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

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

The Secretary requested payment for 1) TRAC Builders., Requisition #3 in the amount of \$156,790 for Addition and Circle Driveway including change order #1 in the amount of \$14,911.68

Upon a motion by Commissioner Crowley, Seconded by Commissioner Bowley, and unanimously carried, the payments were approved.

2) Miscellaneous Site work for Pezzuco Construction included: 1) Change Order #1 in the amount of \$8,724.00 for the Park Holm dumpsters 2) Change Order #2 in the amount of \$7,870.00 for the Pond Avenue sidewalks 3) Change Order #3 in the amount of \$3,549.00 for Earl Avenue sidewalks. 4) Requisition #2 (added Agenda item) in the amount of \$51,668.

Upon a motion by Commissioner Crowley, Seconded by Commissioner Vergowven, and unanimously carried, the payments were approved.

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

Upon a motion by Commissioner Crowley, Seconded by Commissioner Bowley, and unanimously carried, the reports were accepted as read.

The Secretary provided the Commissioners the monthly reports for the Director of Operations.

Upon a motion by Commissioner Crowley, Seconded by Commissioner Vergowven, and unanimously carried, the reports were accepted as read.

The Secretary presented the Enterprise Income Verification System (EIV) security procedures with the Commissioners.

Upon a motion by Commissioner Crowley, Seconded by Commissioner Vergowven, and unanimously carried, the reports were accepted as read.

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

Upon a motion by Commissioner Bowley, Seconded by Commissioner Vergowven, and unanimously carried, the reports were accepted 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 Vergowven, and unanimously carried, the reports were accepted as read.

The Secretary presented the Park Holm Master Plan Update to the Commissioners.

The Planning Consultant expects to have a presentation for the Board in the last week of January, 2009. A discussion followed.

Commissioner's Request (s):

- Commissioner Crowley asked that we begin the RFP/RFQ for Architectural Services for any necessary work related to the Florence Gray Center fire alarm/sprinkler system.

Upon a motion by Commissioner Bowley, Seconded by Commissioner Abney, and unanimously carried, the Board adjourned the regular monthly meeting at 6:30 p.m.