

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 JANUARY, 2009

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 January 8, 2009.

Roll call followed the Pledge of Allegiance:

PRESENT:            Chairperson    Jan Shapin  
                               "                    John Crowley, Jr.  
                               "                    Frank Coleman  
                               "                    Frank McCauley  
                               "                    Constance Vergowven  
                               "                    Cheryl Abney

ABSENT:     Vice Chair     Rodney Bowley

ALSO PRESENT:    Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Crowley, seconded by Commissioner Coleman, and unanimously carried the minutes of the regular monthly meeting held on December 11, 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.

Officer Piermont discussed with the Board a recent shooting in the Park Holm housing complex stating no serious injuries and that the person responsible is in jail at this time. He also stated there was no resident involvement.

Upon a motion by Commissioner Crowley, seconded by Commissioner Vergowven, 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 December 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 approval for the Amendment to the Master Development Agreement (MDA) between the Newport Housing Authority and Valley Affordable Housing Corp. (VAHC) be signed for the demolition of the additional 27 buildings in Tonomy Hill based on a cost estimate of \$833,750.

The Chairperson requested that no further demolition expenses are approved until it is known what, if any at all, the funding amount will be to the Authority for these expenses.

Upon a motion by Commissioner Crowley, seconded by Commissioner Vergowven, and unanimously carried, that the Executive Director sign the Agreement, but to only begin pre-demolition activities at this time.

Charlie Plant, Principal of the MET School presented to the Board a progress update of the MET School and reviewed his request for Building an addition to the school. A discussion ensued. Highlights of the presentation were as follows:

- The MET School is working with the Department of Education on the project, \$100,000 received for school Planner and Architect to meet their needs to build a school at the Florence Gray Site selected by the Planning Committee.

- The Gallagher building is an ideal location for the MET School due to the compatibility of the students with the Community, as well as, an easy and controlled access for the students from Park Holm, Newport Heights, and the Festival Field Apartments. The building would serve 120 students.
- July 2010 Begin Construction.
- July 2011 Completion.
- July 2009 – Architect must be in place.
- Board of Regents next meeting is February 6, 2009.
- MET School Board must approve by 1/21/09.
- The East Bay MET School Feasibility Study and Summary Appraisal Report was distributed and reviewed with the Board. Charlie discussed the overall budget for the project adding that the MET School does have the funds to purchase the building.
- The MET School has requested for the Authority to sell the John Gallagher building to the MET School instead of a lease as the State cannot provide funding on a leased building. The NHA would have to approve construction on the land and negotiate a long term lease agreement of the land to the MET School for the sale of the John Gallagher Building.

Upon a motion by Commissioner Crowley, seconded by Commissioner Vergowven, and unanimously carried, to receive the feasibility study and the summary appraisal report. A Special Meeting will be scheduled with the Board on Wednesday, January 14, 2009 at 4:30 p.m. for approval of the MET School request.

The Secretary presented to the Commissioners requested approval of the 2009 Annual Plan.

Upon a motion by Commissioner Crowley, seconded by Commissioner Vergowven, and unanimously carried, to accept the 2009 Annual Plan as read and amended in the workshop, held on November 25, 2008.

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

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

The Director of Operations provided the Commissioners with her monthly reports. Two Certificates of Occupancy have been issued so far for the homeownership units; one home ownership applicant has been pre-approved for a mortgage. The rental units are expected to be completed by the summer of 2009.

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 Crowley, seconded by Commissioner Coleman, and unanimously carried, the reports were accepted as read.

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

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

Commissioner's Request (s):

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

- A presentation by Mostue & Associates to the Board is scheduled for January 29, 2009 at 4:30 p.m., where they will provide a draft of ideas and thoughts for the Board to consider. The plans include renovations and construction ideas to date.
- The Park Holm Development Committee will hold a briefing prior to this meeting.
- An update will be given to the Newport Resident's Council Board next week.
- Two Resident meetings with the Architect are planned beginning in February.
- The Secretary presented the RFP information to the Board for Architectural Services for Fire Alarm and Sprinkler upgrades at the Florence Gray Center. The RFP has been advertised on the E-Procurement System. The bid deadline is Tuesday, January 20<sup>th</sup> at 4:30 p.m.
- Chairperson Shapin asked that we hold the February Board of Commissioner's Meeting on Thursday, February 5, 2009 instead of February 12, 2009 as she will be unable to attend the meeting on that day. The meeting has been changed to February 5<sup>th</sup>.

Upon a motion by Commissioner Crowley, seconded by Commissioner Vergowven, and unanimously carried, the Board adjourned the regular monthly meeting at 5:40 p.m.

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

The Board returned to open session and the Chairperson announced they discussed the job performance of the Hope 6 Director.

Upon a motion by Commissioner Crowley, seconded by Commissioner Abney, and unanimously carried, the Board adjourned the regular monthly meeting at 6:00 p.m.