

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE FIFTH DAY OF MARCH, 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 March 5, 2009.

Roll call followed the Pledge of Allegiance:

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

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

The Chairwoman requested a correction on the February meeting minutes. Page two under Segment #1 reflects 164 units for the Park Holm renovation; Segment #2 reflects 50 units for Elderly housing and Segment #3 for 98 units for demolition.

The meeting minutes should reflect under Segment #1 164 units of renovation at Park Holm possibly resulting in less units; Segment #2 is for construction for a 40-50 unit midrise; Segment #3 was selected demolition of another 98 units and the balance of units needed to result in 262 overall units is the number of units that will be newly constructed in Segment #3.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried the corrected minutes of the regular monthly meeting held on February 5, 2009 were approved.

Healthy Residents, Healthy Homes Coordinator, Leann Freitis presented to the Board a brief summary about the HRHH Project and distributed brochures regarding this program. Leann is seeking support for \$25,000 from the Authority for the HRHH Project.

The recommendation for approval of the \$25,000 for the HRHH Project to continue for one year will be included in the upcoming budget workshop discussions as part of the budget process. In addition, Commissioner Bowley requested a budget be prepared and presented to the Board regarding how the money will be spent prior to the budget meeting.

The monthly bills report was presented to the Commissioners.

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

The Secretary requested approval for a change order for Innovative Construction in the amount of \$2,300.00.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the request for payment for Innovative Construction was approved for payment.

The Secretary requested authorization for the development committee to move forward with the RFQ Proposals, interview and selection for Architectural/Engineering Services for the Park Holm Phase I Renovation project.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the request for authorization for the development committee to move forward with the Phase I RFQ for the selection of Architectural Services and to post an amendment of the selected architect to have the opportunity to continue their services for completion of the entire Park Holm Master Plan.

The Director of Operations requested approval to close the public housing waiting list due to a 5 year list consisting of over 400 applicants.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, closing the public waiting list effective April 1, 2009.

The Secretary requested that Resolution #1040 regarding the location of the Paul Crowley-East Bay Met School remain at the Florence Gray Center.

Charlie Plant, Principal of the Paul Crowley-East Bay Met School requested from the Board a commitment in writing, from the Authority to negotiate a long-term lease that would allow the state to build on the property. Charlie confirmed that he is not requesting a lease, just a commitment to keep the school on the North End.

Diane Crowley addressed the Board clarifying the importance of not relocating the Met School to the Rogers High School Tech Center. Construction of this state building is on the priority list for funding from the Department of Administration. This was prioritized by the RI Department of Education with approval from the Governor of R.I. and the legislation. Ms. Crowley, went on to say that currently in this fiscal year budget is \$1.1 million to complete a feasibility study and for architectural services for the school.

Met School students presented to the Board their reasons for wanting to continue attending the Met School at the North End location.

Yvette Harris of the Newport Resident Council also spoke on behalf of the Met School students relative to the non-traditional style of teaching methods at Met School compared to the teaching methods of Rogers High School.

Lengthy discussion ensued regarding the Met School.

Revised Resolution No. 1040 to support location of the Paul Crowley-East Bay Met School in Newport Rhode Island's North End.

At the request of Commissioner Abney and Commissioner Landry the following resolution shall be introduced at the March 2009 Board of Commissioners Meeting:

#### RESOLUTION NO. 1040

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Newport (HACN) Rhode Island affirms that it is in the best interests of the students and families served by HACN in the geographical North End neighborhood of Newport, Rhode Island to have the Paul Crowley-East Bay Met School continue to be located within said neighborhood,

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Newport (HACN) Rhode Island affirms that it is in the best interests of the HACN to assist in ensuring that the Paul Crowley-East Bay Met School continues to be located on or near its present real estate location within the before mentioned neighborhood,

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Newport (HACN) Rhode Island affirms that it (HACN) currently owns the real estate wherein the Paul Crowley-East Bay Met School is currently located,

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Newport (HACN) Rhode Island affirms that in the event that locating the Paul Crowley-East Bay Met School in the geographical North End neighborhood of Newport Rhode Island is not achieved, that it is in the best interest of the students and families served by HACN in the geographical North End neighborhood of Newport, Rhode Island to support appropriate efforts to have the Paul Crowley-East Bay Met School continue to be located within the geographical boundaries of the City of Newport.

- NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the HACN authorizes the MET School to **Lease** the land and the Gallagher building located on the Florence Gray site for the Paul Crowley-East Bay Met School; and
- If the MET School receives authorization from the State to build on leased land, HACN then authorizes its **Executive Director** to negotiate with all appropriate parties, verbally or in writing.

- The Board of Commissioners authorizes the **Executive Director** to enter into appropriate and apt discussions with other appropriate authorities interested in providing adequate accommodations and support within the City of Newport Rhode Island for the students and faculty of the Paul Crowley-East Bay Met School.
- Commissioner Coleman moved that the foregoing amended Resolution be adopted as introduced and read, which motion was seconded by Commissioner Abney and upon roll call the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>
Commissioner Shapin	None
“ Bowley	
“ Coleman	
“ McCauley	
“ Abney	
“ Landry	

Abstain from voting: Commissioner Vergowven

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

The Secretary submitted to the Commissioners the Consent Calendar items which included the Finance Reports, C.O.P. Report, Applications, Occupancy, February Collection Loss Reports, Section 8 Report, Hope VI & Development Report, Social Services and the Newport Resident Council Report.

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

The Secretary presented the Park Holm Master Plan Update to the Board and Residents.

The second public meeting with the residents and Mostue & Associates was held on March 4, 2009.

- Sixteen Park Holm residents were in attendance. The meeting was very positive with additional ideas received from the residence. Child care was arranged and provided by the Newport Resident Council to allow residents to attend the meeting.
- Included in the Board of Commissioner’s packets was the Power Point presentation from Mostue & Associates which was presented to the residents.

Chairwoman Shapin suggested that by the next Board meeting we should have a plan to identify which units we will be starting the master plan with for relocation purposes.

Commissioner’s Request (s):

- Commissioner Bowley received information from Earl Ave. residents who are showing concern that they have been in these apartments for several years and there has been no painting, new flooring etc. since they have been residents. Commissioner Bowley went on to request that Chairwoman Shapin appoint a committee to hold a meeting with the residents to let them voice their concerns so that money can be added to the capital budget to make improvements as needed.
- The Committee was appointed consisting of Commissioner Bowley, Commissioner Coleman and Commissioner McCauley.

The Secretary requested a resolution to be prepared for Commissioner Crowley for his services to the Board. The Resolution will be prepared for the next Board of Commissioners meeting.

Upon a motion by Commissioner Bowley, seconded by Commissioner Landry, and unanimously carried, the resolution for Commissioner Crowley be prepared by the Secretary.

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