

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE FOURTH DAY OF FEBRUARY, 2010

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Donovan Manor Community Room, Newport, Rhode Island at 5:00 p.m. on February 4, 2010.

Roll call followed the Pledge of Allegiance:

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| PRESENT: | Chairperson | Jan Shapin |
| | Vice Chair | Rodney Bowley |
| | Commissioner | Cheryl Abney |
| | " | Frank McCauley |
| | " | Frank Landry |
| | " | Frank Coleman |
| | " | Constance Vergowven |
| ABSENT: | None. | |

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

The monthly meeting began with James Reed presenting the "Way to Go" Award to Helen O'Neil for her successful accomplishment in quitting smoking after 70 years. These awards are in recognition to residents for an achievement, an accomplishment and/or a noteworthy deed having a positive affect on themselves and on the community.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried the minutes of the regular monthly meeting held on January 14, 2010 were approved.

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 authorization in requesting a loan from HACN to NCAHDC in the amount of \$25,000 for the required work needed to prepare and complete the HUD 202 application. Furthermore, if the application does not receive favorable support from HUD then the loan would be forgivable. Funds will come from the HUD 11B program income. The Secretary also requested to the HACN Board members send in a letter of interest for known candidates for the NCAHDC Board. This submission should be sent in by February 20, 2010.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the authorization request was granted.

The Secretary requested the adoption of the revised Procurement Policy.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the revised Procurement Policy was accepted.

The Secretary requested approval for change order #1 for FSSG, Inc. for the extension of time from December 31, 2009 to March 1, 2010 for the Fire Alarm Upgrade & Sprinkler System at the Florence Gray Center.

The Secretary requested approval for payment for requisition #3 for FSSG, Inc. in the amount of \$84,575.61 for the Fire Alarm Upgrade & Sprinkler System at the Florence Gray Center.

Upon a motion by Commissioner McCauley, seconded by Commissioner Vergowven, and unanimously carried, payment of the above requisitions was approved.

The Secretary requested approval for payment for change order #4 for Pezzuco Construction in the amount of \$43,696.00 for Park Holm Renovations.

The Secretary requested approval for requisition for payment #6 for Pezzuco Construction in the amount of \$376,421 for Park Holm Renovations.

Upon a motion by Commissioner Bowley, seconded by Commissioner Abney, and unanimously carried, change order #4, and requisition of payment #6 for Park Holm renovations was approved.

The Secretary requested approval for a Capital Needs Assessment – ANC Consultants, Inc., Invoice #1 in the amount of \$6,640.00.

Upon a motion by Commissioner Abney, seconded by Commissioner Vergowven, and unanimously carried, Invoice #1 for the Capital Needs Assessment was approved for payment.

The Secretary submitted to the Commissioners the Consent Calendar items which included the Finance Reports, C.O.P. Report, Applications, Occupancy, January Collection/Loss Reports, Section 8 Report, Social Services Report and Elderly Services Coordinator Report.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the Consent Calendar items were accepted as read.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Phase V work, Park Holm Master Plan, Sprinkler work at the Florence Gray Center, and demolition activity.

Upon a motion by Commissioner McCauley, seconded by Commissioner Abney, and unanimously carried, that the report regarding the Capital/ARRA Projects was received.

The chair asked how much money would be able to be reprogrammed to begin the process of relocating residents to 2 or 3 more buildings and notifying HUD before the next meeting.

Upon a motion by Commissioner Landry, seconded by Commissioner Abney, and unanimously carried, authorizing the Secretary to make the appropriate decisions for expenditures allocating money that is currently on hand to reprogram towards 2-3 more buildings and the relocation of residents.

Yvette Harris, President of the Newport Resident Council, presented her monthly report to the Board.

Upon a motion by Commissioner Vergowven, seconded by Commissioner McCauley, and unanimously carried, that the monthly report regarding the Newport Resident Council was received.

Commissioners' Request: (s)

- Complete a cost analysis for temporary fencing or grass for the Phase V lots after demolition is completed in the interim while waiting on funding for buildings.

Upon a motion by Commissioner Abney, seconded by Commissioner Vergowven, and unanimously carried, the meeting adjourned at 5:30 p.m.