

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 JULY, 2010

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Administration Building, Newport, Rhode Island at 5:00 p.m. on July 8, 2010.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Vice Chair	Rodney Bowley
Commissioner	Cheryl Abney
"	Frank McCauley
"	Jan Shapin
"	Frank Coleman
"	Constance Vergowven

ABSENT: Frank Landry, Chair

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

The monthly meeting began with James Reed presenting the "Way to Go" Award to Erica Bonnenfant for help and assistance with the special needs children at the annual soap box derby in May, 2010. The second award went to Linda White for her successful completion of a three year nursing program at CCRI. These awards are in recognition to residents and or invited guests for an achievement, an accomplishment and/or a noteworthy deed having a positive affect on them and on the community.

Upon a motion by Commissioner Vergowven, seconded by Commissioner McCauley, and unanimously carried the minutes of the regular monthly meeting held on June 15, 2010 were approved.

The monthly bills report was presented to the Commissioners.

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

The Secretary requested approval for the following payments:

a). Authorization and approval for Pezzuco Construction to reduce the Retainage from 10% to 5% as recommended by the Architects.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Abney, and unanimously carried, the reduction in retainage was approved.

b). Authorization for payment for Pezzuco Construction for Park Holm Renovations – Phase 1 Payment #11 in the amount of \$371,711 reflecting change orders #10 & 11 and including the retainage.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, Payment #11 and change orders #10 and 11 was approved.

c). Authorization for payment for Pezzuco Construction for Park Holm Renovations Phase 2A – Payment #1 in the amount of \$42,674.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried, payment #1 was approved.

The Secretary introduced to the Board for authorization and approval a contract amendment proposal from Mostue & Associates, Park Holm renovations architect, allowing their services to be extended to October 31, 2010 and applied to the Park Holm 2A renovations not to exceed \$30,000.

Upon a motion by Commissioner Coleman, seconded by Commissioner Vergowven, and unanimously carried, the contract amendment was approved.

The Secretary presented to the Board a recommendation to award the contract to Martone Services Co., for the exterior painting and door replacement at Coddington Street and the low rise apartments in the amount of \$103,757.00.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Coleman, and unanimously carried, the contract award was approved.

The Secretary presented the Budget Revisions to the Capital Fund Program that have been revised and sent to HUD. These revisions reflect unused money from jobs that the Authority was able to have completed at a lesser price and the money will be utilized in the budget for the Park Holm 2A renovations.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the revisions to the Capital Fund Program were approved.

The Secretary presented the “wish list” made by the staff. The Secretary is requesting authorization to endorse the “wish list” and authorization to send a request to HUD approving the use of operating reserves in the amount of \$500,000 to obtain some items from the list. Upon the anticipated receipt of this approval from HUD, the Secretary will notify the Board and a Strategic Planning meeting will be scheduled to review items on the “wish list” for approval.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried, the request for endorsement and authorization were approved.

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

Upon a motion by Commissioner Coleman, 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 demolition work, Vehicle Replacement, Scattered Elderly Sites Work, Florence Gray Building and Donovan Manor.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, that the report regarding the Capital/ARRA Project (s) updates were received.

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

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

Commissioners' Request: (s)

- Commissioner Shapin: What is the status of the Capital Needs Study? The Secretary will give a report next month. Binders are available for review.
- Commissioner Shapin inquired about the Summer Youth Program with EBCAP. The Secretary stated out of 30 applicants only 17 youths were eligible for summer employment.
- Commissioner Abney: Do we conduct any kind of “Way to go Award” for residents who do a nice job on their yards and gardens. The Secretary stated that we do recognize these residents thru the nominations and solicitations for the “Newport in Bloom” contest. These nominations are now available.
- Vice Chair Bowley: Suggested the Authority purchase 5-10 air conditioners to keep at each site for any resident to use temporarily who have pulmonary challenges and have a hard time breathing when the weather is extremely humid.

The Secretary agreed with the suggestion and will follow-up pending the availability of air conditioners.

A follow-up to Commissioner McCauley's request for the bench installation at Donovan Manor and Coddington Street. The benches have been ordered and will be installed at the time of delivery.

Upon a motion by Commissioner Abney, seconded by Commissioner Coleman, and unanimously carried, the meeting adjourned at 5:45 p.m.