

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

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 5:00 p.m. on October 7, 2010.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chair	Frank Landry
	Vice Chair	Rodney Bowley
	Commissioner	Frank McCauley
	“	Frank Coleman
	“	Constance Vergowven

ABSENT: Amanda Frye-Leinos
Cheryl Abney

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Bowley, seconded by Commissioner McCauley, and unanimously carried the minutes of the regular monthly meeting held on September 9, 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 approval for the following payments:

a). Authorization and approval for requisition for payment #14 to Pezzuco Construction in the amount of \$81,190 for Phase I .

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, requisition for payment #14 was approved.

b). Authorization and approval to Pezzuco Construction of Change Order #18 for Phase 2A in the amount of \$17,710

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, change order #18 was approved.

c). Authorization and approval for requisition for payment #4 to Pezzuco Construction in the amount of \$288,174 for Phase 2A.

Upon a motion by Commissioner Coleman, seconded by Commissioner Bowley, and unanimously carried, requisition for payment #4 was approved.

d). Authorization and approval for requisition for payment #1 to Pezzuco Construction in the amount of \$109,327 for Phase 2B.

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

e). Authorization and approval for requisition for payment #6 & #7 to Valley Affordable Housing in the amount of \$98,763.40 for Newport Heights Phase 5.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, requisition for payment #6 & #7 was approved.

The Secretary requested authorization and approval to award a contract in the amount of \$40,086.00 to *Athletic Surfaces Inc.* of Wakefield, MA to perform services and supply materials for the resurfacing of the gymnasium floor at the Florence Gray Center.

Upon a motion by Commissioner Coleman, seconded by Commissioner Bowley, and unanimously carried, authorization for the Executive Director to execute the contract was approved.

The Secretary presented to the Board a requisition for payment to FJS Associates, Inc. in the amount of \$6,500.00 for consulting services regarding the rent to own project.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the requisition for payment was approved.

The Secretary presented to the Board the award letter from RI Housing Weatherization Grant in the amount of \$275,750 requesting authorization to accept the award.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the authorization was approved.

The Secretary presented to the Board the copy of the Energy Performance contract RFP to select an Energy Service Company to provide comprehensive energy management. The Secretary is requesting approval to select and execute a contract with the chosen company upon receipt of all RFP's.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, for the Executive Director to execute the contract was approved.

The Secretary presented to the Board the Amended Resolution No. 1055, Fair Market Rents as proposed by HUD for approval.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the Amendment to Resolution No. 1055 was approved.

RESOLUTION NO. 1055-AMENDED

WHEREAS, the Housing Authority of the City of Newport updates the Section 8 Payment Standard as required by 24CFR 982.505; and

WHEREAS, the FY 2010 Fair Market Rents and Payment Standard were as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
812	990	1224	1662	2148	2470	2792

WHEREAS, the proposed HUD published FY 2011 Fair Market Rents were adopted as follows, subject to becoming final by HUD:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
819	1000	1236	1678	2169	2494	2819

WHEREAS, the FINAL HUD published FY 2011 Fair Market Rents changed slightly and are as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
822	1003	1240	1684	2176	2502	2828

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Newport recommends this amendment to Resolution #1055 and the adoption of HUD's Final Fair Market Rents as our new Section 8 Payment Standards, based on 100% of the final FY 2011 Fair Market Rents, listed as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
822	1003	1240	1684	2176	2502	2828

Commissioner Bowley moved that the foregoing Amended Resolution be adopted as introduced and read, which motion was seconded by Commissioner Vergowven and upon roll call the “Ayes” and “Nays” were as follows:

AYES	NAYS
Commissioner Landry	None
“ Bowley	
“ Coleman	
“ McCauley	
“ Vergowven	
“ Frye-Leinos	Absent
“ Abney	Absent

The Chairman 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, Section 8 Report, September Collection/Loss Reports, Social Services Report and Elderly Services Coordinator Report.

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

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Park Holm Phase 2, Phase 5 Demolition, Gray/Gallagher Building, Donovan Manor electrical work, and weatherization grants.

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

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

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

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the meeting adjourned at 5:35 p.m.

Upon a motion by Commissioner Bowley, seconded by Commissioner Coleman, and unanimously carried, the Commission went into Executive Closed Session RIGL § 42-46-5 (a) – (1) Personnel.

The Board returned to open session and the Chairman announced the basis of the discussion was related to the Executive Director’s contract.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Coleman, and unanimously carried, the meeting adjourned at 6:15 p.m.