

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE SEVENTEENTH DAY OF NOVEMBER, 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 November 17, 2010.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chair	Frank Landry
	Commissioner	Frank McCauley
	“	Amanda Frye-Leinos
	“	Cheryl Abney

ABSENT:	Vice Chair	Rodney Bowley
	“	Constance Vergowven
	“	Frank Coleman

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried the minutes of the regular monthly meeting held on October 7, 2010 were approved.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner McCauley, 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 requisition for change order #19 to Pezzuco Construction in the amount of \$19,381.00 for Phase 2A.
- b). Authorization and approval to Pezzuco Construction for payment #5 for Phase 2A in the amount of \$400,756.
- c). Authorization and approval for requisition for payment #2 to Pezzuco Construction in the amount of \$143,170 for Phase 2B.

Upon a motion by Commissioner McCauley, seconded by Commissioner Freye-Leinos and unanimously carried, the above payments and change order #19 were approved.

- 3A). Authorization and approval for requisition for payment #8 to Valley Affordable Housing in the amount of \$22,624.41 for Newport Heights Phase 5.

Upon a motion by Commissioner McCauley, seconded by Commissioner Abney, and unanimously carried, requisition for payment #8 was approved.

The Secretary requested approval to amend the contract agreement with FJS Associates, Inc. adding additional consultant work for future development activity and the Choice Neighborhoods Initiative grant allowing the Authority to apply for approximately \$30 million for the re-development of Park Holm.

Upon a motion by Commissioner Abney, seconded by Commissioner Frye-Leinos, and unanimously carried, authorization for the Executive Director to execute the contract amendment was approved.

The Secretary presented to the Board a requisition for payment to FJS Associates, Inc. in the amount of \$35,800.00 for consulting services regarding the Weidemann Court project.

Upon a motion by Commissioner Abney, seconded by Commissioner Frye-Leinos, and unanimously carried, the requisition for payment was approved.

The Secretary presented to the Commissioners the draft 2011 Annual Plan requesting the public hearing date of Tuesday, January 4, 2011 at 4:30 p.m. The timeline of the Annual Plan was also clarified to the Board.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, the request for the public hearing date was approved for posting.

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

Upon a motion by Commissioner Abney, seconded by Commissioner Frye-Leinos, and unanimously carried, the above Consent Calendar items were received as read.

The Secretary introduced Rob Salter of the Newport Police Department who will be covering for Chip Piermont during his absence. Officer Salter gave the monthly C.O.P activity report to the Board.

Upon a motion by Commissioner McCauley, seconded by Commissioner Abney, and unanimously carried, that the C.O.P. report was 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, Weatherization Grants, Visiting Nurse, Leasehold Improvements, Coddington & Low-Rise Door Replacement/Renovations, Inventory and Miscellaneous item (s).

Upon a motion by Commissioner Abney, seconded by Commissioner Frye-Leinos, 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 Abney, seconded by Commissioner Frye-Leinos, and unanimously carried, that the monthly report regarding the Newport Resident Council was received as read.

#### Commissioners' Requests:

- 1). Commissioner Abney requested an update on condensing the recertification package as discussed at a previous meeting. Rhonda Mitchell, Director of Operations stated that the recertification package has been reviewed by staff members, however the forms are HUD mandated and it will be difficult to condense the entire packet. We have been able to make some changes in reference to bank accounts and we will continue to make further changes to the packet as appropriate. The final revised recertification package will be ready in January. Barbara Lemler, Recertification Specialist for the Authority is available by appointment for assistance with the recertification packet.
- 2). Commissioner Frye-Leinos asked if the 2 bedroom waiting list is still open. Rhonda Mitchell stated that the list will stay open throughout the holiday season. There are currently 60 people on the waiting list.
- 3). Chairman Landry has requested the Secretary give Chip Piermont an award or some kind of recognition for all his work at the next Board of Commissioners meeting. The Secretary suggested a Resolution will be completed for the next meeting as well as a Resolution for Jan Shapin as a past Board member.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, the meeting adjourned at 6:10 p.m.