

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE NINTH DAY OF DECEMBER 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 December 9, 2010.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT: Chair Frank Landry
 Commissioner Frank McCauley
 “ Amanda Frye Leinhos
 “ 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 November 17, 2010 were approved.

The Secretary began the meeting by reading Resolution No. 1056 to Jan Shapin in recognition of her efforts and guidance in developing and maintaining programs to benefit our residents over the years.

Upon a motion by Commissioner Abney, seconded by Commissioner Frye Leinhos, and unanimously carried, Resolution No. 1056 was approved.

Resolution No. 1056

WHEREAS, Jan Shapin was appointed to the Board of Commissioners of the Housing Authority of the City of Newport, Rhode Island on October 7, 1997 and

WHEREAS, Jan Shapin, was an active participant in assisting the Authority with organizational changes and

WHEREAS, Jan Shapin, led the Authority with many development, recreational, educational and management activities, and

WHEREAS, Jan Shapin. was an active member in efforts to bringing national awareness and funding on behalf of the Authority and its residents culminating with a National first place award for public housing revitalization, and

WHEREAS, Jan Shapin was the Authority’s ambassador bringing state and national leaders to Newport Heights, personally escorting the House of Representatives Speaker, Nancy Pelosi to Newport Heights and

WHEREAS, Jan Shapin, through her determination and dedication led the Authority through many efforts to revitalize Newport Heights, and

WHEREAS, through these efforts more than four hundred-thirty six rental and seven homeownership opportunities were provided to the families, and

WHEREAS, Jan Shapin has helped guide the services to our family, elderly and disabled households which resulted in a better quality of life for our residents.

THEREFORE, we recognize Jan Shapin for her efforts and guidance in developing and maintaining programs which will benefit many of our residents over the years

NOW, THEREFORE, BE IT RESOLVED, we thank Jan Shapin for her dedication to the Authority and its residents and programs.

Commissioner Landry moved that the foregoing 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:

AYES	NAYS
Commissioner Shapin	None
“ Abney	
“ McCauley	
“ Frye Leinhos	

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

The second Resolution No. 1057 was presented to Officer Chip Piermont in recognition as the Community Officer assigned to the North End of the City of Newport providing services to the many citizens residing in the neighborhood.

Upon a motion by Commissioner Abney, seconded by Commissioner Frye Leinhos, and unanimously carried, Resolution No. 1057 was approved.

Resolution No. 1057

WHEREAS, Newport Police Department Officer Chip Piermont, has been the Community Police Officer assigned to the North End of the City of Newport with the task of providing services to the many citizens residing in the neighborhoods, and

WHEREAS, Officer Piermont has established very good communications with the staff and residents of the Housing Authority of Newport, and

WHEREAS, Officer Piermont’s efforts and dedication to the citizens of our neighborhoods have resulted in substantial reduction in criminal activity and have resulted in a better quality of life in the area, and

WHEREAS, Officer Piermont’s received an injury while in pursuit of a person suspected to be involved in suspicious activity at a nearby location in the North End and as a result was hospitalized, and

WHEREAS, Officer Piermont is recovering from his injuries and remains in good spirits and a will to overcome his injuries,

WHEREAS, Therefore, the Board of Commissioners, Executive Director, Staff and Residents of the Housing Authority of Newport thank him for his efforts to make our neighborhoods safe and free of suspicious and criminal activity,

NOW, THEREFORE, BE IT RESOLVED, we appreciate his efforts and dedication and wish officer Chip Piermont a speedy recovery and look forward to his return to service.

Commissioner Landry moved that the foregoing 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:

AYES	NAYS
Commissioner Shapin	None
“ Abney	
“ McCauley	
“ Frye Leinhos	

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

The Secretary has added Beacon Mutual Co., correspondence to this month's Board meeting. The letter from Beacon represents the Authority's portion of the Shared Earning Plan for the policy term as well as a copy of the check received by the Authority in the amount of \$1,809.00. The Secretary has requested to receive the check as well as approval to award the money to the employees at the upcoming staff development day, for a job well done in diminishing the Authority's risk. The award would be split up in the amounts of \$55.00 for full time employees and \$28 for part time employees.

Upon a motion by Commissioner McCauley, seconded by Commissioner Frye Leinhos and unanimously carried, the correspondence was received and the Secretary has approval to share the award money with the employees as indicated.

The monthly bills report was presented to the Commissioners.

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

The Secretary requested approval for the following payments:

- a). Authorization and approval for change order #20 for a credit to Pezzuco Construction in the amount of \$291.00 for Phase I.
- b). Authorization and approval to Pezzuco Construction for payment #15 for Phase I in the amount of \$82,447.00.
- c). Authorization and approval for requisition for payment #6 to Pezzuco Construction in the amount of \$102,316 for Phase 2B.
- d). Authorization and approval for requisition for payment #3 to Pezzuco Construction in the amount of \$125,020 for Phase 2B.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, the above payments and change order #20 were approved.

- 3A). The Secretary requested authorization to solicit proposals and execute a contract for an energy consultant using 2008 budgeted Capital funds not to exceed \$35,000.
- 3B). The Secretary requested authorization to solicit proposals for a Energy Performance Contracting program (EPC) with the program savings to pay for the improvements.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, authorization was approved to advertise for the above RFP's.

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

Upon a motion by Commissioner Abney, seconded by Commissioner Frye Leinhos, 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 substituting for Chip Piermont during his absence. Officer Salter gave the monthly C.O.P activity report to the Board.

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

Commissioners' Requests:

- 1). Commissioner McCauley requested that a "Tommy Lift" be added to our maintenance trucks to be used when the maintenance staff is delivering refrigerators and other appliances.
- 2). The Secretary requested a consensus from the Board about purchasing two vans for the maintenance department to replace two vehicles that have been recently taken out of service due to not being able to pass inspection. The Secretary will be requesting approval to use money in the 2008 Capital Budget that can be moved to purchase these two vehicles. This will be added to the January 2011 meeting Agenda as an action item.
- 3). Chairman Landry has requested the Secretary to look into the eligibility and feasibility of giving the young adults who are aging out of the foster care system a preference and/or assistance. They will also need help with job training and skills building. The chairman mentioned the potential closing of Boys Town in Portsmouth and other facilities that provide shelter and services.

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