

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE FOURTEENTH DAY OF APRIL 2011

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Administration Office, Newport, Rhode Island at 5:00 p.m. on April 14, 2011.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chair	Frank Landry
	Commissioner	Frank Coleman
	“	Frank McCauley
	“	Constance Vergowven
	“	Amanda Frye Leinhos

ABSENT:	Cheryl Abney
	Charles Laranjo

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Coleman, seconded by Commissioner Vergowven, and unanimously carried the minutes of the regular monthly meeting held on March 10, 2011 were approved.

The monthly meeting began with James Reed presenting the “Way to Go” and the “What Home Means to me” Certificate of Excellence, PHARI, NERC/NAHRO and the National NAHRO award to Deanna Ford, NAHRO Poster Contest winner. 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. Congratulations Deanna!

The monthly bills report was presented to the Commissioners.

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

The Secretary requested to receive and approve the FY 2010 audit report.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the FY 2010 Audit Report was received and approved as written.

The Secretary requested authorization and approval for payment #10 to Valley Affordable Housing in the amount of \$5,788.99 for Phase 5 Demolition.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, payment #10 was approved.

The Secretary requested authorization and approval of the following payments:

- a). Authorization and approval for change order #25 to Pezzuco Construction in the amount of \$1,830.00 for Phase 2A.
- b). Authorization and approval for payment #9 to Pezzuco Construction in the amount of \$1,784.00 for Phase 2A.
- c). Authorization and approval for change order #26 to Pezzuco Construction in the amount of \$17,405.00 for Phase 2B.
- d). Authorization and approval for payment #7 to Pezzuco Construction in the amount of \$15,665.00 for Phase 2B.

Upon a motion by Commissioner McCauley, seconded by Commissioner Vergowven, and unanimously carried, the above payments were approved.

The Secretary requested approval for payment #1 to Pezzuco Construction in the amount of \$38,943.00 for the Park Holm Senior Center Entry Renovations.

Upon a motion by Commissioner Frye Leinhos, seconded by Commissioner McCauley and unanimously carried, authorization for payment No. 1 was approved.

The Secretary requested approval for payment #2 to Martone Services Co. in the amount of \$48,160.00 for the Coddington Manor & Chapel Street Exterior Renovations.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley and unanimously carried, authorization for payment No. 2 was approved.

The Secretary requested the authorization and approval for the Executive Director to enter into a contract with Martone Services in the amount of \$65,000.00 for the Donovan Manor Visiting Nurse Leasehold Improvements.

Upon a motion by Commissioner Coleman, seconded by Commissioner Vergowven, and unanimously carried, authorization to enter into a contract was approved.

The Secretary requested the authorization and approval for the Executive Director to interview and make a selection for Architectural & Engineering Services firm and enter into a contract with that firm for a three year term not to exceed the HUD mandated 6% for Capital Projects.

Upon a motion by Commissioner Frye Leinhos, seconded by Commissioner Coleman, and unanimously carried, authorization to conduct interviews and enter into a contract was approved.

The Secretary requested authorization to purchase a 2011 Ford Escape 4WD SUV vehicle from Flood Ford in the amount of \$26,808 to be utilized by the maintenance coordinator.

Upon a motion by Commissioner Coleman, seconded by Commissioner Vergowven, and unanimously carried, authorization to purchase the vehicle was approved.

The Secretary requested authorization to dispose of by means of trade-in one (1) 2000 Safari Van against the cost of the new maintenance vehicle.

Upon a motion by Commissioner Vergowven, seconded by Commissioner Coleman, and unanimously carried, authorization to dispose of the above vehicle was approved.

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

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

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Park Holm Renovations, Phase 5 Demolition, Gray/Gallagher Building, Weatherization Grants, Visiting Nurse Leasehold Improvements, Coddington & Lo-Rise Door Replacement/Renovation, Architectural Services, EPC, and Park Holm Senior Center.

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

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the meeting adjourned at 6:00 p.m.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, the Commission went into Executive Closed Session in accordance with RIGL § 42-46-5 § (a) (2) Collective Bargaining.

The Board returned to open session and the Chairperson announced the Authority reached agreements with the Carpenters Local 94 and the Teamsters Local 251.

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