

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 MAY 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 May 12, 2011.

Roll call followed the Pledge of Allegiance and Silent Prayer:

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

Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Abney, seconded by Commissioner Coleman, and unanimously carried the minutes of the regular monthly meeting held on April 14, 2011 were approved.

The Secretary has added correspondence to this month’s Board meeting. The Public Housing Assessment System (PHAS) scores for fiscal year end 3/31/10.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the correspondence was received.

The monthly bills report was presented to the Commissioners.

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

The Secretary requested to approval to increase the dollar amount of the capitalization policy from \$1,000 to \$5,000.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, to amend the existing capitalization policy to reflect the amount of \$5,000.

The Secretary presented to the Board the Amended Resolution No. 1060, for the HUD 202 redevelopment project.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the Resolution No. 1060 was approved.

RESOLUTION 1060

WHEREAS, the Housing Authority of the City of Newport (“HACN”) through its non-profit development corporation, Newport County Affordable Housing Development Corporation (“NCAHDC”), wishes to redevelop 0.44 acres of land in Park Holm into affordable housing for elderly persons age 62 and older through the HUD 202 Supportive Housing Program for the Elderly; and

WHEREAS, HACN has procured a development consultant, FJS Associates, Ltd. to apply for federal financing through the HUD 202 grant program, and if funded, to work to secure additional financing for the development and serve as the development consultant until construction completion; and

WHEREAS, HACN will lease the above mentioned land at Park Holm to NCAHDC through a ground lease, with a term of at least fifty (50) years, at little to no cost; and

WHEREAS, this HUD 202 development will include the construction of twenty (20) one-bedroom apartments along with an office area for staff; and

WHEREAS, NCAHDC will submit the grant application named Newport North for the purposes of identifying a name on the application; and

WHEREAS, the twenty (20) newly constructed apartments will be privately owned and managed by NCAHDC; and

WHEREAS HACN may provide maintenance services to this development through a negotiated contract for services;

NOW, THEREFORE, BE IT RESOLVED, by the Housing Authority of the City of Newport, that the persons hereinafter named be authorized and instructed to take all steps necessary and appropriate to facilitate the redevelopment of the 0.44 acres of land in Park Holm, including but not limited to the submission of a HUD 202 grant application, the submission of a HUD demolition/disposition application for the vacant land, including the demolition of two public housing units and the non-dwelling structure at One Park Holm that presently houses the Management Office, and a financial closing provided that all such documents shall have been reviewed and approved by Joseph Nicholson Jr. as local counsel, and provided further that any and all documents be approved by the Executive Director and Board Chair, and provided further that all required HUD approvals have been received.

AND BE IT FURTHER RESOLVED that James J. Reed, in his capacity as the Executive Director of HACN, acting singly, or Frank Landry, in his capacity as Board Chair of HACN, also acting singly, is each hereby authorized, empowered, and instructed to enter into, acknowledge, amend and/or deliver on behalf of HACN any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effect the consummation of the transactions described above, and to achieve any and all financial closings which may be necessary with the Owner/Developer, any corporation, limited partnership or limited liability company formed by the Owner/Developer to carry out the Project or any portion thereof, its equity providers and debt providers in order to finance the Project.

Chairman 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:

<u>AYES</u>	<u>NAYS</u>
Commissioner Landry	None
“ Coleman	
“ McCauley	
“ Frye-Leinos	
“ Abney	
“ Laranjo	
“ Vergowven	Absent

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

The Secretary requested authorization to approve the necessary expenses for Phase I and Phase II and to proceed with the work regarding the HUD 202 application.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, authorization to proceed with the work for the HUD 202 application was approved.

The Secretary requested that the Board of Commissioners appoint one (1) Commissioner to fill the vacancy once held by the late Rod Bowley on the Board of Commissioners of the Newport County Affordable Housing Development Corporation (NCAHDC). Commissioner Coleman nominated Frank Landry to the Board of Commissioners of NCAHDC.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, Frank Landry has been appointed to the Board of Commissioners of NCAHDC.

The Secretary requested authorization and approval of the following payments:

- a). Authorization and approval for payment #2 to Pezzuco Construction in the amount of \$15,809 for the Park Holm Senior Center.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the above payment was approved.

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

Upon a motion by Commissioner Abney, seconded by Commissioner Coleman, 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, REAC Work, A/E RFP, Earl Avenue, Donovan Manor. Note: Two (2) resident coordinators have been hired to work temporarily to work with the weatherization projects as HUD as advised.

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

Commissioners' Request:

- 1). Committee has been established for the planning for the Joe Houlihan dedication of the Florence Gray Center gym. The dedication has been tentively scheduled for June 18, 2011.
- 2). State Pension Plan increase in the amount of 1.44% effective July 1, 2011. This money was budgeted for this increase. Information only.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the meeting adjourned at 5:50 p.m.