

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

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Donovan Manor Community Room Newport, Rhode Island at 5:00 p.m. on August 11, 2011.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chair	Frank Landry
	Commissioner	Frank Coleman
	“	Frank McCauley
	“	Cheryl Abney
	“	Charles Laranjo
ABSENT:	“	Amanda Frye Leinhos

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried the minutes of the regular monthly meeting held on July 14, 2011 were approved with one correction regarding the attendance. Commissioner Abney was inadvertently left out of the attendance for that meeting, Commissioner Abney was in attendance. Meeting minutes reflected that correction.

Under correspondence to this month’s Board meeting, the Secretary requested a motion to receive and forward to Administration the communication from HUD regarding the Section 8 Management Assessment Program (SEMAP) for fiscal year ending 3/31/2011 notifying the Authority of their performance rating score of 96%.

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

The next correspondence, the Secretary requested a motion to receive and forward to Administration the communication from Rhode Island Housing regarding increased funding for the Weatherization grant at Chapel Terrace.

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

The monthly bills report was presented to the Commissioners.

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

The Secretary requested a motion to award the Florence Gray Center project and authorize the Executive Director to execute the contract with All State Builders in the amount of \$255,900.

Upon a motion by Commissioner Laranjo, seconded by Commissioner McCauley, and unanimously carried, authorization to award the bid and execute a contract was approved.

The Secretary requested a motion to approve the revised 2011 Capital Budget as presented.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, authorization to approve the revised 2011 Capital Budget was approved as requested.

The Secretary requested authorization and approval of the following payments:

a). Authorization and approval for payment #11 to Valley Affordable Housing in the amount of \$26,351.89 for Demolition of Newport Heights Phase V.

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

b). Authorization and approval for change order #29 from Pezzuco Construction in the credit amount of \$864.95 for Phase IIA.

c). Authorization and approval for change order #28 from Pezzuco Construction in the credit amount of \$990.19 for Phase IIA.

d). Authorization and approval for payment #9 to Pezzuco Construction in the amount of \$53,171 for Phase IIB.

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

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

Upon a motion by Commissioner McCauley, seconded by Commissioner Abney, 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, Gray/Gallagher Building, Weatherization Grants, Visiting Nurse Leasehold Improvements, Coddington & Lo-Rise Door Replacement/Renovation, REAC Work, Earl Avenue, Florence Gray Center EDI Grant, Weidemann Court.

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.

The Secretary presented to the Board the Newport Resident Council monthly report to be received.

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

Commissioners' Request:

- Commissioner McCauley requested on behalf of his disabled neighbor, if an access ramp could be installed at the end of the sidewalk at unit 28. The Secretary will review.
- Chair Landry requested that the new doors at Coddington Manor (building #20) be looked at based on a call he received from a resident regarding the doors not latching/closing. The resident feels it may be an issue with the door jams and/or latch. The Secretary will review during a scheduled walk-thru with contractor scheduled for August 12, 2011.
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Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the meeting adjourned at 5:45 p.m.