

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 JUNE 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 5:10 p.m. on June 9, 2011.

Roll call followed the Pledge of Allegiance and Silent Prayer:

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

ABSENT:	“	Constance Vergowven
	“	Cheryl Abney

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 May 12, 2011 were approved.

Under correspondence to this month’s Board meeting, the Chair requested a motion to receive the HUD communication approving the Authority’s Annual Plan for fiscal year beginning April 1, 2011.

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

The Chair requested a motion to receive the HUD communication for the proposed EPC Solicitation approval for an energy audit and possible Energy Services Company including the intent to finance energy conservation measures.

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

The Chair requested a motion to receive the communications supporting the City of Newport’s East Bay Consortium as presented.

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

The monthly bills report was presented to the Commissioners.

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

The Secretary requested authorization and approval of the following payments to Pezzuco Construction:

- a). Change order #27 in the amount of \$13,740.00 for Phase 2B.
- b). Requisition for Payment #9 in the amount of \$1,784 for Phase 2A.
- c). Requisition for Payment #10 in the amount of \$34,986 for Phase 2A
- d). Requisition for Payment #7 in the amount of \$15,665 for Phase 2B
- e). Requisition for Payment #8 in the amount of \$69,444 for Phase 2B
- f). Requisition for Payment #3 in the amount of \$10,278 for Park Holm Renovations

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

The Secretary presented to the Board the required Resolution No. 1060A, for annual self certification of the Public Housing Assessment System (PHAS) for fiscal year ending March 31, 2011 requesting approval

Upon a motion by Commissioner McCauley, seconded by Commissioner Frye Leinhos, and unanimously carried, the Resolution No. 1060A was approved.

**RESOLUTION NO. 1060A**

WHEREAS, the Public Housing Assessment System (PHAS) includes an evaluation of the Management Assessment Sub-System (MASS) Indicators, which include Vacant Unit Turnaround Time; Capital Fund; Work Orders; Annual Inspection of Dwelling Units and Systems; Security; and Economic Self-Sufficiency. MASS has been completed for Fiscal Year ending March 31, 2011 as attached.

NOW, THEREFORE, BE IT RESOLVED, that the PHAS Certification be approved and signed by the Executive Director.

Chairman Landry moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner McCauley and upon roll call the “Ayes” and “Nays” were as follows:

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

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

The Secretary submitted to the Board HACN’s annual report of the Section Eight Management Assessment Program (SEMAP) to HUD for Fiscal Year 2011 requesting authorization to approve the report for electronic submission to HUD.

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

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

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, 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, Park Holm Senior Center, Phase 5 Demolition, Gray/Gallagher Building, Weatherization Grants, Visiting Nurse Leasehold Improvements, Coddington & Lo-Rise Door Replacement/Renovation, REAC Work, Earl Avenue, Florence Gray Center EDI Grant, Park Holm Security Lighting.

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

Commissioners' Request:

The committee has planned for the Joe Houlihan dedication of the Florence Gray Center gym. The dedication has been scheduled for June 18, 2011. Invitations have been sent out; a bag piper has been scheduled; singing by Jimmy Winters; food and beverages, etc. The invitation is extended to all of the Commissioners. Information only.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried, the meeting adjourned at 5:40 p.m.