

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

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Park Holm Senior Center, Newport, Rhode Island at 5:00 p.m. on October 6, 2011.

Roll call followed the Pledge of Allegiance and Silent Prayer:

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

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried the minutes of the regular monthly meeting held on September 8, 2011 were approved.

Under communications to this month’s Board meeting, the Secretary requested a motion to receive and forward to Administration the communication from Beacon Mutual Insurance Co. regarding the Workers Compensation Dividend.

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 the Trinity Financial regarding the advanced approval to change management from Maloney Properties to Trinity Management LLC.

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

The Secretary requested authorization and approval of the following payments:

- a). Authorization and approval for payment #13 to Valley Affordable Housing Corp. in the amount of \$9,078.61 for Newport Heights Phase 5.
- b). Authorization and approval for payment #2 to Allstate Builders, Inc. in the amount of \$110,990.40 for the EDI Grant.
- c). Authorization and approval for payment #2 to Nadeau Corp. in the amount of \$46,972.00 for the Weidemann Court project.

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

The Secretary requested authorization to award the Energy Performance Contract (EPC) to Honeywell. After consultations and a recommendation from Enlightened Energy the Committee feels that Honeywell will provide the Authority with the best service and energy opportunities.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, authorizing the Executive Director to enter into a contract with Honeywell.

The Secretary presented to the Board a request to dispose of the asset of a 1997 Chevrolet 1500 pickup which is in need of repairs exceeding the value of the vehicle.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the request to dispose of the above asset was approved.

The Secretary requested authorization to purchase a new 2011 Ford F-250 pickup truck from Metro Ford in the amount of \$33,379.00 to be utilized by the south team maintenance staff.

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

The Secretary requested authorization to write off the accounts receivable for vacated residents in the amount of \$12,864.65 as uncollectible.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, authorization to write off as uncollectible was approved.

The Secretary submitted to the Board the Consent Calendar items which included the Finance Reports, Applications, Occupancy, Section 8 Report, September 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 Gray/Gallagher Building, Weatherization Grants, Weidemann Court, Upcoming Projects and truck purchase.

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

Upon a motion by Commissioner McCauley, seconded by Commissioner Laranjo, and unanimously carried, the meeting adjourned at 5:15 p.m.