

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE THIRTEENTH DAY OF MARCH

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Administration Building Newport, Rhode Island at 5:00 p.m. on March 13, 2012.

Roll call followed the Pledge of Allegiance and Silent Prayer:

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

ABSENT: NONE

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 February 14, 2012 were approved.

Under communications to this month’s Board meeting, the Secretary included the score report from HUD regarding the Public Housing Assessment System (PHAS) rating Newport Housing Authority as a “High Performer”.

Upon a motion by Commissioner Laranjo, seconded by all, and unanimously carried, Commissioner Laranjo congratulated the Executive Director and the staff for a job well done and made a motion that the staff be recognized and served merit for their contributions in obtaining this goal and the communication was received.

Under information to this month’s Board meeting, the Secretary introduced Joe DaSilva, from RIDE , Charlie Plant of the Met School, and Bruce Perry of the Building Committee who conducted an informational presentation on the construction of the new Met School.

Upon a motion by Commissioner Abney, seconded by Commissioner Coleman, and unanimously carried, the documents of the presentation were received as read.

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 authorization and approval of the following payment:

a). Authorization and approval for payment #7 to Nadeau Corp. in the amount of \$105,899 for the Weidemann Court project.

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

b). Authorization and approval for payment to Martone Painting Co. in the amount of \$65,000 for the VNS Leasehold Improvement project.

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

The Secretary presented to the Board the bids and the recommendations for the Donovan Manor Common Area Decorations. The Secretary requested authorization to execute a contract with the successful bidder. It is important that the Authority obligate the 2010 funds.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the Secretary was authorized to execute a contract with the successful bidder.

The Secretary presented to the Commissioners the results of the March 7, 2012 Development Committee meeting regarding the Park Holm Phase V project. The Secretary requested authorization to work with the committee to seek assistance and/or procure services in preparing a development plan which includes any pre-development costs deemed by the Committee as reasonable using consultants and/or developer partners who would be used to prepare and submit the necessary funding applications.

Upon a motion by Commissioner Laranjo and seconded by Commissioner Abney, and unanimously carried, the Executive Director was authorized to work with the Development Committee to prepare a plan for the development of the Park Holm Master Plan Phase 5 and the Executive Director or Board Chairman were further authorized to execute any and all documents necessary along with all reasonable costs associated with such during pre-development activity.

The Secretary requested approval of Resolution 1065 approving the 2012-2013 Annual Operating Budget.

Upon a motion by Commissioner McCauley and seconded by Commissioner Coleman, and unanimously carried, the 2012-2013 operating budget was approved.

The Secretary presented to the Commissioners the collection and loss report requesting a write off in the amount of \$653.82 as uncollectible and classified as bad debt.

Upon a motion by Commissioner Coleman and seconded by Commissioner Abney, and unanimously carried, the write off in the amount of \$653.82 was approved for authorization.

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

Upon a motion by Commissioner Abney seconded by Commissioner Laranjo, 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 Weatherization Grants, Weidemann Court, Earl Ave. Renovations, Energy Performance Contract, and Water Meters, Florence Gray Center, Donovan Manor Common Area Renovations, and Boiler Inspections.

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

#### Commissioners' Request (s):

- Commissioner Abney discussed the "Smiles" program offered to kids K-12 who need dental work including exams, x-rays, cleanings, fillings, etc. The work is usually done in a van that goes around to various locations during the school year. For Thompson Middle School students it is done inside the school as parking is a problem on Broadway.  
The program will be continued throughout the summer this year and Commissioner Abney has requested these services be included to the residents of Park Holm and wherever the needs are so that there is dental care year round.

The Secretary will work with Commissioner Abney to make this possible year round for all who are in need of this service.

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