

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE SECOND OF NOVEMBER 2012

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 November 8, 2012.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chair	Frank Landry
“	Frank Coleman
“	Cheryl Abney
“	Frank McCauley
“	Charles Laranjo
“	Nikki Vasquez

ABSENT: None.

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 November 8, 2012 were approved.

Under communications to this month's Board meeting, the Secretary presented the letters from HUD approving the Homeownership plan for Weidemann Court.

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

Also under communications to this month's Board meeting, the Secretary presented the copy of the Newport Daily News article on the Authority sponsored Jazz Program.

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

The Secretary requested authorization and approval of the monthly bills.

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

The Secretary presented to the Commissioners the required time schedule designated by HUD for the submission of the 2013 Annual Plan requesting the public hearing date of Wednesday, January 2, 2012 at 5:00 p.m. in the Administration Building at 120B Hillside Ave. The Board Chair encouraged all Commissioners to attend the public hearing.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the request for the public hearing date was approved for posting.

The Secretary requested authorization and approval of the following payment:

a). Authorization and approval for payment #3 to TAG Associates in the amount of \$27,979.95 for the Park Holm Project using excess operating funds previously approved by the Board.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried, authorization of payment using excess operating reserves as previously approved.

b). Authorization and approval for change order #2 payment to Advanced Building Concepts, Inc. in the amount of \$9,251.54.

Upon a motion by Commissioner Laranjo, seconded by Commissioner McCauley, and unanimously carried, authorization of payment of change order #2.

c). Authorization and approval for requisition to Advanced Building Concepts, Inc. in the amount of \$132,984.90.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, authorization of payment using excess operating reserves and Capital funds as previously approved.

The Secretary introduced the 2012 Annual Report.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, and unanimously carried to receive the report as presented was approved.

The Secretary introduced for approval Professional Security Services, Inc. one year contract extension at the same rate.

Upon a motion by Commissioner Laranjo, seconded by Commissioner McCauley, and unanimously carried to extend the Security Contract for one year was approved.

The Secretary introduced Resolution No. 1072 Section 8 Fair Market Rents (FMR) for 2013.

Upon a motion by Commissioner McCauley, seconded by Commissioner Laranjo, and unanimously carried, Resolution No. 1072 was approved.

RESOLUTION NO. 1072

WHEREAS, the Housing Authority of the City of Newport updates the Section 8 Payment Standards annually as required by 24CFR 982.505; and

WHEREAS, the FY 2012 Fair Market Rents and the Housing Authority Payment Standard of 100% of the Fair Market Rent were as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$745	\$909	\$1123	\$1525	\$1971	\$2266	\$2562

WHEREAS, the FINAL HUD published FY 2013 Fair Market Rents have increased and are as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$908	\$914	\$1135	\$1672	\$2010	\$2312	\$2613

WHEREAS, the Housing Authority is permitted to adopt a Payment Standard between 90% to 110% of the HUD published Fair Market Rents.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Newport recommends the adoption of HUD’s Final Fair Market Rents as our new Section 8 Payment Standards, based on 100% of the final FY 2013 Fair Market Rents, listed as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$908	\$914	\$1135	\$1672	\$2010	\$2312	\$2613

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

AYES	NAYS
Chair Landry	None.
Vice Chair Coleman	
Commissioner Abney	
“ McCauley	
“ Laranjo	
“ Vazquez	

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

The Secretary presented to the Commissioners the collection loss report requesting a write off in the amount of \$169.71 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 \$169.71 was approved.

The Secretary submitted to the Board the Consent Calendar items which included the C.O.P. Report, Occupancy, Applications, & Section 8 Report, Resident Services Report.

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

The Secretary submitted to the Board the Financial Reports which included the Actual YTD Expenses and Operating Reserve Analysis.

Upon a motion by Commissioner Laranjo, seconded by Commissioner McCauley, and unanimously carried, the above Financial Reports were received as presented.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Weidemann Court, Phase 5 Site, Earl Avenue Renovations, Energy Performance Contract, Florence Gray Center, Hurricane Sandy, and Park Holm.

Upon a motion by Commissioner McCauley, seconded by Commissioner Laranjo, and unanimously carried, the report regarding the Capital/ARRA Project (s) updates were received as presented.

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

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

Commissioners’ Request (s): None.

Upon a motion by Commissioner McCauley, seconded by Commissioner Laranjo, and unanimously carried, the meeting adjourned at 5:45 p.m.