

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE EIGHTH DAY OF JANUARY 2013

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 5:00 p.m. on January 8, 2013.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chair	Frank Landry
Vice Chair	Frank Coleman
“	Charles Laranjo
“	Nikki Vazquez

ABSENT:	“	Cheryl Abney
	“	Frank McCauley

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Coleman, seconded by Commissioner Laranjo, and unanimously carried, the minutes of the regular monthly meeting held on December 11, 2012 were approved.

Under correspondence to this month's Board meeting, the Secretary presented a letter from Beacon Street L.P. as an expression of interest in acquiring the Beacon Street Parcel.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Coleman, and unanimously carried, the correspondence was received recommending the Secretary to meet with Beacon Street L.P. and return to the Board a firm offer for consideration.

The Secretary presented Item b under correspondence a letter from Federal Home Loan Bank/Boston (FHLB) notifying the Authority of the application approval for funding in the 2012 Affordable Housing Program.

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

The Secretary presented Item c under correspondence a letter from Coan & Lyons notifying the Authority of the opening of the Reserve offset Litigation.

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

The Secretary requested authorization and approval of the monthly bills.

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

The Secretary presented to the 2013 Income Limits to receive and implement.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Coleman, and unanimously carried, receiving and authorizing the implementation of the 2013 Income Limits effective January 1, 2013.

The Secretary introduced the Designated Housing Application for Donovan Manor.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Coleman, and unanimously carried the authorization to HUD for approval the submission of the Designated Housing Application was approved.

The Secretary presented to the Commissioners requested approval and adoption of the 2013 Annual Plan and all accompanying documents for submission to HUD.

Upon a motion by Commissioner Coleman, seconded by Commissioner Laranjo, and unanimously carried, the 2013 Annual Plan with all accompanying documents was adopted and approved.

The Secretary presented to the Commissioners the collection loss report requesting a write off in the amount of \$6,324.33 as uncollectible and classified as bad debt.

Upon a motion by Commissioner Coleman, and seconded by Commissioner Laranjo, and unanimously carried, the write off in the amount of \$6,324.33 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, Actual YTD Expenses and Operating Reserve Analysis.

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

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding the Weidemann Court/Hillside Homes, Earl Avenue Renovations, Energy Performance Contract, Hurricane Sandy, Coddington Street, Park Holm and Snow Removal.

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

Commissioners' Request (s): None.

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