

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE ELEVENTH DAY OF FEBRUARY 2014

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session in the Administration Building Newport, Rhode Island at 5:00 p.m. on February 11, 2014.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chair	Frank Landry
Vice Chair	Frank Coleman
“	Cheryl Abney
“	Frank McCauley
“	Charles Laranjo
“	Nikki Vazquez
“	Peggy Henderson

ABSENT: None.

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Henderson, seconded by Commissioner Laranjo, and unanimously carried, the minutes of the regular monthly meeting held on January 14, 2014 were approved.

The Secretary requested authorization and approval of the monthly bills.

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 (s):

a). Authorization and approval for requisition for payment #9 to Stand Corporation for the Hillside Homes Project in the amount of \$152,498.48.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, authorization to pay requisition #9 to Stand Corporation in the amount of \$152,498.48.

b). Authorization and approval for requisition for payment to FJS Associates for the Hillside Homes Project in the amount of \$14,191.89.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, authorization to pay FJS Associates in the amount of \$14,191.89.

The following Resolution was introduced by Commissioner McCauley, it being Resolution No. 1086. Same was read aloud and in full by Commissioner Abney, and considered by the Commissioners regarding Hillside Homes.

RESOLUTION NO. 1086
HILLSIDE HOMES

WHEREAS, the Housing Authority of the City of Newport, Rhode Island supports and endorses the proposal to develop four (4) – five (5) units of affordable rent-t-own homeownership units on Hillside Avenue, Newport, RI as part of the Hillside Homes Homeownership Program which will be funded with the Authority’s Replacement Housing Funds; and

WHEREAS, the Housing Authority authorizes the Executive Director or the Chairperson of the Board of Commissioners of the Housing Authority of the City of Newport, to prepare plans, documents and proposals for the Department of Housing and Urban Development (HUD) and other funding entities for this Homeownership Program; and

WHEREAS, the Board of Commissioners authorizes the Housing Authority of the City of Newport to open a waiting list for the Hillside Homes rent-to-own homeownership units; and

WHEREAS, the Board of Commissioners authorizes the Housing Authority of the City of Newport to work with FJS Associates, LTD, consultants of Portsmouth, RI and Stand Corporation of Warwick, RI to achieve these goals.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners endorses the development of four (4) – five (5) affordable rent-to-own homeownership units as part of the Hillside Homes Homeownership Program.

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

The Chairman thereupon declared said motion carried and said Resolution adopted with attached documents.

Park Holm Redevelopment:

a). Authorization and approval for requisition for payment #18 to TAG Associates, Inc. for consulting work for the Park Holm Redevelopment Project in the amount of \$37,422.16.

Upon a motion by Commissioner Vazquez, seconded by Commissioner McCauley, and unanimously carried, authorization to pay TAG Associates in the amount of \$37,422.16.

The Secretary requested authorization to purchase a new 2014 Ford F150 pickup for the maintenance (North) department in the amount of \$36,916.00. This truck will replace the 2001 GMC Silverado pickup which has become unserviceable.

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, the 2014 vehicle purchase in the amount of \$36,916.00 was approved.

The Secretary presented to the Commissioners the collection loss report requesting a write off in the amount of \$1,817.46 as uncollectible and classified as bad debt.

Upon a motion by Commissioner Laranjo, and seconded by Commissioner McCauley, and unanimously carried, the write off in the amount of \$1,817.46 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, Operating Reserve Analysis and Collection & Loss payment.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, 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 Hillside Homes, Park Holm, Florence Gray Center, Edgar Court Sidewalks, Donovan Manor, snow storm, Pond Avenue, Chapel Street.

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

The Secretary announced to the Board that there will be no Newport Resident Council report this month.

The Secretary requested that the Grievance appeal hearing be postponed due to the illness of one of the residents who needed to be present for the hearing.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the grievance hearing has been postponed.

Commissioner Requests: Commissioner Laranjo requested a review of the 3rd grade reading program presented at the NERC/NAHRO conference.

DoO has begun researching other Housing Authority programs related to academic enrichment programs currently being offered. The DoO will continue to investigate these programs and gather information to bring back to the Board.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the meeting adjourned at 5:30 p.m.