

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE NINTH DAY OF SEPTEMBER 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 September 9, 2014.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

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

ABSENT:	“	Cheryl Abney
	“	Peggy Henderson

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried, the minutes of the regular monthly meeting held on August 19, 2014 were approved.

The Secretary requested authorization and approval of the monthly bills.

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

The Secretary requested authorization and approval for requisition for payment #25 to TAG Associates, Inc. for consulting work for the Park Holm Redevelopment Project Phase 3 in the amount of \$14,730.58.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Coleman, and unanimously carried, authorization to pay TAG Associates in the amount of \$14,730.58.

The Secretary requested authorization and approval for requisition for payment to FJS Associates for the Hillside Homes Project in the amount of \$3,884.25.

Upon a motion by Commissioner Coleman, seconded by Commissioner Laranjo, and unanimously carried, authorization to pay FJS Associates in the amount of \$3,884.25.

RESOLUTION 1089

WHEREAS, in connection with the 2009 Park Holm Master Plan, the Housing Authority of the City of Newport (“HACN”) supports and endorses the proposal to redevelop the 262 unit Park Holm public housing development in a multi-phase/multi-year redevelopment effort; and

WHEREAS, Phase I consisted of the gut renovation of 51 apartments in Park Holm and will now include some additional upgrades; Phase II includes the demolition of 47 apartments and the new construction of the next 60 apartments in Park Holm; and Phase III includes the demolition of up to 14 units, the renovation of 44 units and the new construction of 4 units for a total of 48 new units; and

WHEREAS, 6 of the 47 apartments in Phase II are being demolished separately, under a different demolition application from the other 41 units demolished as a part of the Park Holm Phases I and II demolition and disposition application; and

WHEREAS, the Board of Commissioners authorizes the Executive Director or Board Chair to submit a demolition application and, if needed, a disposition application to HUD for this component of the Phase II redevelopment effort as well as any demolition and disposition applications needed for Phase III; and

WHEREAS, the Board of Commissioners authorizes the Executive Director, his designee, or Board Chair to prepare plans, documents, applications and funding proposals to various entities for the purpose of this redevelopment effort.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners endorses the proposal to redevelop the 262 unit Park Holm public housing development. The Board further endorses the separate demolition application for 6 units at Park Holm and a subsequent disposition application, if needed; as well as a demolition and disposition application for Phase III.

AND BE IT FURTHER RESOLVED that the Executive Director of HACN, acting singly, or the Board Chair of HACN, also acting singly, is each hereby authorized, empowered, and instructed to enter into, acknowledge, amend and/or deliver on behalf of HACN any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effect the consummation of the transactions described above.

AYES

Chair Landry
Vice Chair Coleman
Commissioner McCauley
“ Laranjo
: “ Vazquez

NAYS

None.

ABSENT

Commissioner Abney
“ Henderson

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

The Secretary presented the revised 2014 Income Limits to receive and implement.

Upon a motion by Commissioner Laranjo, seconded by Commissioner McCauley, and unanimously carried, receiving and authorizing the implementation of the revised 2014 Income Limits effective September 2014.

The Secretary presented to the Commissioners the collection loss report requesting a write off in the amount of \$6,126.90 as uncollectible and classified as bad debt.

Upon a motion by Commissioner Laranjo, and seconded by Commissioner Coleman, and unanimously carried, the write off in the amount of \$6,126.90 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, and Collection & Loss payment in the amount of \$314.00.

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 Hillside Homes, Park Holm, Chapel Terrace, Elderly Sites, Donovan Manor, Hurricane, CDBG Disaster Funding, and Florence Gray Center.

Upon a motion by Commissioner Coleman, seconded by Commissioner McCauley, 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.

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

Commissioners Request. None.

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