

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE TWELFTH DAY OF FEBRUARY 2015

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 4:00 p.m. on February 12, 2015.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

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

ABSENT: None.

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

The monthly meeting began with James Reed presenting the “Way to Go” Awards to Saturday Club participants. These awards are in recognition to residents and/or invited guests for an achievement, an accomplishment and/or a noteworthy deed having a positive effect on them and on the community.

Upon a motion by Commissioner McCauley, seconded by Commissioner Abney, and unanimously carried, the minutes of the regular monthly meeting held on January 8, 2015 were approved.

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 requested approval and authorization to execute the Memorandum of Understanding (MOU) between the Boys & Girls Club of Newport County (B&GC) and the Housing Authority (HACN).

Upon a motion by Commissioner Vazquez, seconded by Commissioner Laranjo, and unanimously carried, the MOU was approved for execution.

The following Resolution was introduced by Commissioner Laranjo, it being Resolution No. 1092. Same was read aloud and in full by Commissioner Henderson, and considered by the Commissioners regarding Project Based S8 Payment Standards.

RESOLUTION NO. 1092

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

WHEREAS, the FINAL HUD published FY 2015 Fair Market Rents 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>
\$948	\$954	\$1185	\$1746	\$2099	\$2414	\$2729

WHEREAS, the Housing Authority of the City of Newport adopted a Payment Standard of 100% of the HUD FY 2015 Fair Market Rents in its Housing Choice Voucher Program, 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>
\$948	\$954	\$1185	\$1746	\$2099	\$2414	\$2729

WHEREAS, the Housing Authority of the City of Newport recommends the adoption of a Payment Standard of up to 110% of the HUD FY 2015 Fair Market Rents in its Project Based Voucher Program, for units having two-bedrooms or larger (two bedroom units or larger based on our Replacement Housing agreements with RI Housing) and new construction units or units no more than three years old at the time of contract execution. 110% of the FMR as a Payment Standard would be as follows:

<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$1303	\$1920	\$2308	\$2655	\$3001

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Newport recommends the adoption of a Payment Standard of up to 110% of the HUD FY 2015 Fair Market Rents in its Project Based Voucher Program, for units having two-bedrooms or larger and new construction units or units no more than three years old at the time of contract execution. 110% of the FMR as a Payment Standard is as follows:

<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
\$1303	\$1920	\$2308	\$2655	\$3001

AYES

Chairman Landry
 Vice Chairman Coleman
 Commissioner Abney
 “ McCauley
 “ Vazquez
 “ Henderson
 Commissioner Laranjo

NAYS

None.

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

The following Resolution was introduced by Commissioner Henderson, it being Resolution No. 1093. Same was read aloud and in full by Commissioner Vazquez, and considered by the Commissioners regarding Park Holm Redevelopment Phase III.

RESOLUTION 1093

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, Phases I and II are currently nearing completion. Phase I consisted of the gut renovation of 51 apartments in Park Holm and the installation of underground utilities as well as a few interior upgrades; Phase II included the demolition of 47 apartments and the new construction of 60 apartments in Park Holm; and

WHEREAS, Phase III is currently seeking funding and includes the demolition of approximately 12 units, the renovation of 34 units and the new construction of another 4 units for a total of 38 new units in this phase; and

WHEREAS, the Board of Commissioners authorizes the Executive Director, his designee, or Board Chair to prepare and submit 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, including 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

Chairman Landry
Vice Chairman Coleman
Commissioner Abney
“ McCauley
“ Vazquez
“ Henderson
Commissioner Laranjo

NAYS

None.

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

The following Resolution was introduced by Commissioner Coleman, it being Resolution No. 1094. Same was read aloud and in full by Commissioner Abney, and considered by the Commissioners regarding Peter McGovern.

RESOLUTION No. 1094

WHEREAS, Peter J. McGovern joined the Housing Authority of the City of Newport, on September 14, 1987 as the Director of Management and Modernization, retiring from the Authority on May 5, 2004, and

WHEREAS, his vast experience with the Public Housing program was of great benefit to the Authority in effectively managing the low-income housing program in Newport; and

WHEREAS, throughout his seventeen years with the Authority he had seen many changes to the conventional Public Housing program, to the conventional Public Housing program, to the 11B, Section 23 and Section 8 leased housing programs and to the HOPE VI redevelopment program; and

WHEREAS, Peter had adapted to these many changes and had able collaborated with Commissioners, residents and HUD staff to insure the success of the various programs; and

WHEREAS, through his expertise in contract management he collaborated with architects, engineers, contractors and staff to insure the integrity of millions of dollars in modernization work at the Authority’s developments; and

WHEREAS, through his affable manner and his willingness to undertake any task assigned to him has gained the respect of residents and staff; and

WHEREAS, by his efforts, professionally and personally, to help residents because self-sufficient and gain personal independence, and

WHEREAS, Peter continued to volunteer at resident functions and holiday dinners after his retirement, and

WHEREAS, his unexpected passing causes a great loss to the community, his beloved wife, Mary, family and friends, and the Board of Commissioners, Executive Director and the entire staff express their deepest sympathy and regrets along with our prayers of comfort to the many lives touched by Peter J. McGovern.

AYES

Chairman Landry
Vice Chairman Coleman
Commissioner Abney
“ McCauley
“ Vazquez

NAYS

None.

“ Henderson
Commissioner Laranjo

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 \$3,396.00 as uncollectible and classified as bad debt.

Upon a motion by Commissioner Abney, and seconded by Commissioner McCauley, and unanimously carried, the write off in the amount of \$3,396.00 was approved.

The Secretary submitted to the Board the Consent Calendar items which included the Occupancy, Applications, & Section 8 Report, Resident Services Report and Collection Loss Payment in the amount of \$333.08.

Upon a motion by Commissioner Henderson, seconded by Commissioner Abney, and unanimously carried, the above Report of the Secretary items were received as presented.

The Secretary presented to the Board an updated Capital/ARRA Projects report regarding Park Holm, Construction Schedule, Chapel Terrace, Elderly Sites, Donovan Manor, Florence Gray Center, Winter Preparation, Work Order Report.

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 there was no Newport Resident Council monthly report this month.

Commissioner Request (s):

1). Commissioner Henderson requested that the Authority provide carts, pillows, and blankets for our maintenance employees for use on overnight shifts during storms.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the Commission went into Executive Closed Session in accordance with RIGL § 42-46-5 (a) (2) Litigation.

The Board returned to open session. The Chairman announced the Board discussed a litigation claim from a previous employee with Attorney Nicholson.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Coleman, and unanimously carried, the meeting adjourned at 5:00 p.m.