

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE TENTH DAY OF SEPTEMBER, 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 September 10, 2015.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT: Chairman Frank Landry
 Vice Chairman Frank Coleman

 Commissioner Cheryl Abney
 “ Frank McCauley
 “ Charles Laranjo
 “ Nikki Vazquez
 “ Peggy Henderson

ABSENT: None.

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner McCauley, seconded by Commissioner Laranjo, and unanimously carried, the minutes of the regular monthly meeting held on August 13, 2015 were approved with correction on page two of the Newport Residents Council report being motioned to accept corrected to there was no report for the month of August.

Under communications to this month’s Board meeting, the Secretary presented the following update:

- a). HUD-Hillside Homes
- b). R.I. Kids Count – Early Learning Fact Sheet

Upon a motion by Commissioner Abney, seconded by Commissioner McCauley, and unanimously carried, to receive the communications as read and refer to the Administration.

The Secretary requested authorization and approval of the monthly bills.

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

The Secretary requested authorization and approval for requisition for payments #37 to TAG Associates, Inc. in the amount of \$8,590.96 for consulting work for the Park Holm Redevelopment Project Phase 1,2,3.

Upon a motion by Commissioner Laranjo, seconded by Commissioner McCauley, and unanimously carried, authorization and approval to pay TAG Associates for requisitions #37.

The Secretary presented to the Commissioners the collection loss report showing no write-offs this month.

Upon a motion by Commissioner Laranjo, and seconded by Commissioner McCauley, and unanimously carried, the report was received as presented.

The following Resolution was introduced by Commissioner Coleman, it being Resolution No. 1098. Same was read aloud and in full by Commissioner Laranjo, and considered by the Commissioners regarding the Park Holm Phase III Application.

RESOLUTION #1098

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 Phase II consisted of the new construction of 60 apartments in Park Holm, both phases of which have been completed; and

WHEREAS, Phase III consists of the combined rehabilitation and new construction of 38 units, as well as the selective demolition of other buildings in the Phase III project area; and

WHEREAS, the Board of Commissioners authorizes the Executive Director or Board Chair to submit funding applications and related certifications as needed to ensure the successful completion of the Phase III redevelopment effort; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners endorses the submission by the Housing Authority of an application to Rhode Island Housing to receive funding under the Housing Preservation and Production Program (HPPP) for Phase III of the Park Holm redevelopment;

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.

CERTIFICATE

I, James J. Reed, the duly appointed, qualified and acting Secretary of the Housing Authority of the City of Newport, Rhode Island, do hereby certify that the attached Board Resolution #1098 is a true and correct copy of the Resolution adopted by the Board of Commissioners at their regular meeting which was held on September 10, 2015. I further certify that the copy of the Resolution enclosed in this application is a true and correct copy of the Resolution adopted at said Meeting on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority on this 10th day of September, 2015.

James J. Reed
Secretary

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

The Secretary submitted to the Board the Consent Calendar items which included the COP Report, Occupancy, Applications, & Section 8 Report, Resident Services Report. There was no Collection Loss Payment this month.

Upon a motion by Commissioner Vazquez, seconded by Commissioner Coleman, 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, Chapel Terrace, Elderly Sites, Donovan Manor, Florence Gray Center, CDBG, Administrative Office.

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

The Secretary presented the report of the Resident Council to the Board.

Upon a motion by Commissioner McCauley, seconded by Commissioner Coleman, and unanimously carried, the verbal report of the Newport Residents Council was received as presented

Commissioners Request (s):

- Frank Landry requested that Pauline Perkins Moye of the Resident Services Department draft a Domestic Violence Plan for the Authority which would include education on preventing domestic violence as well as reaction on activity as reported (i.e. COP report). In addition Frank requested that residents services work with local agencies such as Women’s Resource Center to join forces in prevention.

The plan would be completed and ready for review by the Board at the October Board meeting, at that time, the decision will be made if a sub-committee would need to be established by the Authority made up of volunteers from the Board.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the Commission went into Executive Closed Session in accordance with RIGL § 42-46-5 § (a) (1) Personnel.

The Board returned to open session and the Chairman announced the session was to ratify the motion and approval of Rhonda Mitchell's contract as the Executive Director of the Authority upon Jim Reed's retirement effective October 1, 2015.

Upon a motion by Commissioner Laranjo, seconded by Commissioner Abney, and unanimously carried, the meeting adjourned at 4:30 p.m.

Rhonda Mitchell
Secretary