

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:00 P.M. Regular Meeting October 15, 2009 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairwoman Lucienne L. Cote
Vice Chairman Baldelli
Commissioner David Lahousse
Commissioner Gerard Remillard

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Commissioner Albert Brien –Arrived at 4:03
Commissioner Gerard Frappier -Absent
Commissioner Normand Laliberte - Absent
Attorney Howard Croll

- 1B. Good and Welfare for the Audience
2. Good and Welfare for Commissioners

Commissioner Lahousse thanked the Housing Authority for sending him to Commissioner's Fundamentals training, said he learned a lot and said he looks forward to the ethics training so that he can become a certified commissioner.

3. Chairwoman Cote asked for a motion to approve the minutes of the regular meeting of September 17, 2009. A motion was made by Commissioner Baldelli and seconded by Commissioner Lahousse.

Commissioner Brien questioned the portion of the minutes that read "A realtor wanted to state that the values and comparisons for the scattered site housing were not reasonable." Commissioner Brien stated that he did not recall there being a realtor at the September 17th meeting. The Director stated that Commissioner Brien was correct and that the speaker in question was Roland Michaud. The minutes of that meeting will be corrected.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”:

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

4. Chairwoman Cote asked for a motion to approve the bills paid for the month of September 2009. A motion was made by Vice Chairman Baldelli and seconded by Commissioner Lahousse.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

5. Communications and Interest of the Authority.

Chairwoman Cote asked for a motion to receive and place on file one communication item from the Woonsocket High School regarding the donation of a stove. Vice-Chairman Baldelli made the motion and was seconded by Commissioner Remillard.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”:

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

6. Report of the Secretary

- A. The Executive Director's Report was received and placed on file upon motion of Vice-Chairman Baldelli, seconded by Commissioner Lahousse.

The Director submitted his report as written adding notification about a farewell gathering for Mayor Menard to be held on January 11, 2010 from 6:00 p.m. to 10:00 p.m. which will include dinner and dancing. The Director stated that the Housing Authority would pay for tickets for Board members, but not for the tickets of spouses or significant others.

The Director stated that replacement generators were on-line at three high-rises. He commended Deputy Speel and crews including Gaskill Associates, the Woonsocket Fire Department and the WHA staff for a job well done that went without a hitch. Kennedy Manor, the remaining high-rise is scheduled for October 27th.

A Senior Prom is scheduled at the Elks Club on November 22, 2009. Invited guests and their guests will enjoy dinner and dancing at no cost.

Regarding the Section 8 vouchers for the 51 scattered sites, Deputy Speel has had communication with the Boston HUD office. The Director and Deputy both went to that office in August and met with District Director Blanchette who said the WHA would get the 51 vouchers. The Director has subsequently sent correspondence to that same office threatening to go to RI Senator Reed and RI Congressman Patrick Kennedy since no vouchers have arrived. The Executive Director received a call from Bonnie Ferns (Boston HUD office) saying that HUD Boston lost all of the information that the WHA provided in August. All information was resubmitted via Certified Mail on October 9, 2009.

Lastly, the Director stated that the WHA's liability, auto and umbrella insurance policies were expiring December 31, 2009. There is a clause that states that if all things are equal we could renew the policies as is for one year, and if not we must go out to bid. As it appears there will be a cost increase, we will be going out to bid. We will know by tomorrow.

Commissioner Lahousse asked if the auto policy covered all WHA autos. The Director said yes and finished by adding that the WHA will stay with HAIG for property insurance, and if no word by tomorrow on the rate increases for the other policies, we will go out to bid.

Vice-Chairman Baldelli asked about the time-frame for Andrew Daniels of Mapplan's suggestion to reduce the density at Memorial Drive. The Director responded that Mr. Daniels has been on vacation, and we need to schedule a meeting with him as Mr. Daniels had to cancel the last scheduled meeting. The Director added that the WHA is going to start to put together a disposition plan. Vice-Chairman Baldelli inquired about the probability of getting 159 vouchers. The Director said he will go to Congressman Kennedy or Senator Reed if need be. He does not want to overstep, but will if he has to.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

- B. The Deputy Director's report was received and place on file upon motion of Commissioner Lahousse and seconded by Vice-Chairman Baldelli.

Deputy Director Speel submitted his report as written adding that we went out to bid for real estate services and only one proposal was received on the RFP that was advertised in The Call and The Providence Journal. The proposal is from Steven Thibodeau at Keller Williams. The Deputy needs to review it with the Director.

There was some discussion from Vice-Chairman Baldelli, Commissioner Brien and the Director regarding the poor response to the RFP. The Deputy and Director defer to the Board as to whether or not to re-advertise. The Director asked Commissioner Brien why he thinks local bidders would not have bid on this. Commissioner Brien said he cannot imagine why there would not be local interest in bidding, but suggested that maybe the WHA should not re-bid until it receives a favorable response from HUD Boston about the 51 Section 8 certificates.

Deputy Speel stated that we have to give 90 days notice and also says that there has already been some interest from the Homestead Group for one of the properties. There was some discussion with Commissioner Brien about how the properties will be marketed, i.e., as a group or by individual unit. The Deputy stated that it depends on the location and if the property is a stand-alone or part of a group. There was more discussion among the Commissioners regarding different properties. Commissioner Brien suggested the WHA re-bid and sees what happens.

Deputy Speel continued his report; on generator installation and refrigerators which should be arriving in a couple of weeks. He also stated that Congressman Kennedy's office is getting calls about the proposed changes at Veteran's Memorial; said the staff in the Congressman's office understand the WHA's plan.

Regarding the request from the Woonsocket High School, the Deputy recommended donating one stove to their program, although they have requested two stoves.

There was no further discussion. A roll call vote was taken as amended; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

- C. The reports of the Direct Staff, Legal and Financial were received and placed on file upon motion of Vice-Chairman Baldelli and seconded by Commissioner Remillard.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

7. Report of Committees
None
8. Unfinished Business
None

9. New Business

Chairwoman Cote asked if there was a motion to approval 6 articles, A-F, together or individually.

Vice-Chairman Baldelli requested to take the items individually.

- A. Approval to Purchase 2 Skid Loaders for \$37,056 to Ed & Matt Equipment Services (1 for Morin Heights and 1 for Veteran's Memorial). A motion was made by Vice-Chairman Baldelli and seconded by Commissioner Remillard.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

- B. Approval to Award Contract Senior Services, Inc. for Meal Sites to the Elderly High Rises. A motion was made by Vice-Chairman Baldelli and seconded by Commissioner Lahousse.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

- C. Resolution #1059 for Approval for the Submission of the 2010 Annual Plan. A motion was made by Vice-Chairman Baldelli and seconded by Commissioner Lahousse.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

D. Approval to Award Security System upgrade to DaneTech, Inc. in the amount of \$29,504. A motion was made by Vice-Chairman Baldelli and seconded by Commissioner Lahousse.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

E. Approval of Vice-Chairman Baldelli’s proposal directing the Executive Director and the Deputy Director not to get involved in the City’s upcoming election.

There was discussion initiated by Vice-Chairman Baldelli who stated that he was looking for a memo from Attorney Croll on this issue. Atty. Croll stated that such a resolution, which would be a policy resolution, would be prohibited by the Constitution. Vice-Chairman Baldelli asked how the matter relates to the Hatch Act. The Attorney responded that he was not sure that the Director and Deputy are government employees (to whom the Hatch Act applies). Commissioner Brien added that the Hatch Act may not be applicable in local municipal elections (partisan vs. non-partisan).

Vice-Chairman Baldelli withdrew his request.

F. Approval to donate one (1) electric stove to the Woonsocket High School’s TransPro Industries program.

There was brief discussion initiated by Commissioner Brien requesting that (2) two stoves be donated. Vice-Chairman Baldelli moved to amend the donation to 2 stoves, seconded by Commissioner Brien. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

Approval to donate one (2) electric stoves to the Woonsocket High School’s TransPro Industries program.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote
Vice Chairman Baldelli
Commissioner Brien
Commissioner Lahousse
Commissioner Remillard

10. Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Laliberte and seconded by Commissioner Brien at 4:38 p.m. Roll call vote was unanimous.

Robert Kulik, Executive Director