

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:00 P.M. Regular and Annual meeting June 18, 2009 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Roll Call:

Chairwoman Lucienne L. Cote
Vice Chairman Baldelli
Commissioner Albert Brien
Commissioner Gerard Frappier
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Gerard Remillard

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Howard Croll

- 1B. Good and Welfare for the Audience

2. Good and Welfare for Commissioners

Vice Commissioner Baldelli requested that there be a demographics report monthly on the applicants of where they are coming from because it is hard to believe that they are all from Woonsocket.

Commissioner Brien stated that he had a lot to say and in order to help bring his message across and make things as brief as possible, he proceeded to pass out folders of information to the Commissioners and the attorney containing copies of information he had requested some time ago and expected to get answers at some point in time which were very confusing to him and hoped to be enlightened at some point in time. Commissioner Brien pointed out the December 31, 2008 communication from the Executive Director with respect to insurance and it reflects on something the Deputy said. Commissioner Brien continued stating that the Executive Director wrote please note that this is from HUD's insurance guideline book, please reference section 1- 3(a. and section 1-9. Now Section 1-3(a) speaks to licensed companies as opposed to surplus lines companies being

admitted, not admitted and that kind of thing. We went through all of that several months ago. However what I wanted to bring to the Board's attention is section 1-9 and I think this impacts something the Deputy Director mentioned to us when we were contemplating this. If you look at section 1-9, it involved multi peril policies and state in recent years most insurance companies issued package policies, and suggested the Board read the rest. He wanted to mention to the Board that at no time did we ever advertise for multi peril policies, we did not get proposals on multi peril policies and does not believe that this has anything to do with what we went out to bid for. Commissioner Brien went on to state that there was a communication that he sent to the Deputy Director on January 24, 2009. There was nothing confrontational or adversarial at it as I was merely looking for some answers. He specifically wants to bring to the Board's attention the insurance the special multi peril insurance policy. There was mention of a communication to the Deputy Director on January 24, 2009. Merely looking for answers and specifically why were there two auto policies in place at one time.

Referenced letter to Mr. Cwierka regarding the Procurement findings and will provide the Board with his response at some time in the future.

Attorney Croll questioned Commissioner Brien if he was questioning job performance. Attorney Croll continued to believe that Commissioner Brien had touched on job performance. Mr. Croll continued to state that Commissioner Brien was questioning what certain people did and did not do and that touches on job performance. Commissioner Brien has filed a complaint and request for the information with the Inspector General at HUD. Attorney Croll continued to state that it sounded like he was bordering on job performance and if he is, then this needs to be done in closed session which needs a Board vote. There was a great deal of discussion between Attorney Croll and Commissioner Brien stating the statutes intimating job performance, etc. Commissioner Brien withdrew his questions at this time and would bring them up under the part of the agenda that they pertained to.

Commissioner Frappier stated that under rules of the Attorney General if this is appropriate under Good and Welfare for the Commissioners and Attorney Croll responded he does not believe they have the right to bring up issues that are not on the agenda or request to be to put on the next agenda.

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

AYES

NAYS

Vice Chairman Baldelli
Commissioner Brien
Commissioner Cote
Commissioner Frappier

Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

3. Chairwoman Cote asked for a motion to approve the minutes of the regular meeting of May 21, 2009 and Recessed Meeting of May 28, 2009. A motion was made by Commissioner Frappier and seconded by Commissioner Lahousse.

Chairman Brien stated that there was an error and stated he said just the opposite and requested a correction be made to read:

“He felt he was removed because he discharged his duties here as Chairperson in a responsible manner.”

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

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

Commissioner Brien questioned Steve Mariano regarding the cell phones as to why there were 2 companies, Verizon Wireless and AT Mobility. Deputy Speel responded that Verizon Wireless is for the cell phones and AT Mobility is a pager for on-call personnel. Commissioner Brien stated that he had seen in the New York times that anyone with company cell phones were going to be issued 1099 at the end of the year. Commissioner Brien wanted to know if these were all of the phones in the bills and Deputy Speel responded that these were the ones paid on this particular set of bills. Commissioner Brien requested copies of the 7 cell phone bills that were in front of him today and the Executive Director agreed.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

5. Communications and Interest of the Authority.

Chairwoman Cote asked for a motion to receive and place on file communication items A-C. Commissioner Laliberte made the motion and was seconded by Commissioner Frappier.

Commissioner Brien wanted to address Item C. He stated that there is a CHODA connected to the WHA call Blackstone Valley Housing Development Corporation. Commission Brien stated that he was asked to sign an affidavit by insured for the BVHDC for insurance from the Soucy Insurance Agency. The affidavit said that the insurer in not licensed to do business in the state of Rhode Island bus approved as a surplus lines insurer. The insurer is not a member of the Rhode Island insurers insolvency fund. Should the insurer become insolvent, the protection and benefits of the Rhode Island insurers’ insolvency fund are not available. Commissioner Brien’s questioned why it was mandatory for the WHA to accept the high bidder as an admitted, licensed company therefore part of the insolvency fund and not mandatory for Soucy Insurance. The Executive Director responded that he would look into the situation and get back with an answer. Commissioner Brien agreed.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

6. Report of the Secretary

- A. The Executive Director's Report was received and placed on file upon motion of Commissioner Laliberte, seconded by Commissioner Remillard.

The Director started his report that after 16 months, the WHA finally received permission from (SAC) Special Applications Center to sell the scattered sites. Notification was delivered to all of the residents and there will be a meeting to explain the details and answer questions to make the transition for the residents as smooth as possible. The Director also stated that we will be requesting 51 additional Section 8 vouchers to help in the replacement needs. Commissioner Laliberte asked if the vouchers are to remain in Woonsocket and the Director answered that the vouchers will remain with the units, not to be portable. Commissioner Laliberte also stated that he would like every effort made to sell to private investors to bring in more taxes for the City, we have enough subsidized housing in Woonsocket.

Commissioner Brien mentioned that at the March or April 2008 meeting that it was voted that the residents were to be given first "dibs" on them. Deputy Director Speel stated that HUD rules, the residents are given first opportunity to purchase the units but it would have to be parceled and have to purchase 2 units as a condo type agreement.

Commissioner Brien questioned would have been \$1,700,000 now it is \$5,900,000 to be expected from the sale. How do you reconcile the difference? Deputy Speel responded that the original fair market in 2007 is very different from the 2009 fair market, approximately 25% lower. The WHA has written a letter to HUD stating the difference to be as such. After further discussion, it was agreed that the fair market price in 2009 would be close to the pro forma Commissioner Brien had made. Commissioner Brien also stated that there were 8 acres agreed and he only comes up with 4 and a fraction. Deputy Speel will look into this and get back with an answer.

The Executive Director finished his report that under New Business he will be requesting a special meeting on July 16th at 3:00 p.m. There will be 2 items, a presentation by Andrew Daniels of Mapplan with the Physical Needs Assessment and Management Needs Assessment and the approval to hire an IT Systems Administrator.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

- B. The Deputy Director's report was received and placed on file upon motion of Commissioner Laliberte and seconded by Commissioner Frappier.

Deputy Director Speel submitted his report as written mentioning that there are a great deal of things going on which includes the sale of scattered sites. We have applied for special grants to continue with finishing Morin Heights and possibly demolishing buildings at Veteran's Memorial in the scope of work. This will take time as we probably will not be in the 1st round because we were not high performers in PHAS but would have a good shot at the 2nd round.

Vice Chairman Baldelli was glad to hear that the WHA will be reducing density and he would like to see Veteran's Memorial sold.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

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

Commissioner Brien where the Security Administrator's report was and why he was not here. Director Kulik explained that it was with the Deputy Director's report but will be placed in the report of direct staff in the future and he will be requested to attend future meetings. Commissioner Brien responded that he will wait until then to direct his question to Mr. Moreau.

Commissioner Brien also questioned when the purchase of the Security Administrator's vehicle was on the agenda for a vote. Director Kulik stated that he will have the answer at the next regular meeting.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

7. Report of Committees
None

8. Unfinished Business

A. Commissioner Frappier’s request for insurance information award, especially regarding the minutes of November 20th and December 18th and December 24th, 2008 correspondence.

Chairwoman Cote asked for a motion for Unfinished Business. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

Commissioner Frappier stated that all he was only interested in was if there was a recorded phone call made on December 24th to Deputy Director Speel He did not know the contents nor did he want to know. Deputy Speel responded yes. That was all Commissioner Frappier wanted to know. Commissioner Brien wanted to know the contents of that phone call and Commissioner Frappier reminded him that any requests were to be made 48 hrs in advance of pre-publication of the agenda. Commissioner Brien stated that it was on the agenda and Attorney Croll stated that it did not say anything about discussion of the phone call. Then Commissioner Brien said we will put it on the next agenda and Attorney Croll said it could be on the agenda if everyone voted on it. There was no vote to put on agenda and there was no further discussion.

Chairwoman Cote asked for a roll call vote as presented. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote

Vice Chairman Baldelli
Commissioner Brien

Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

9. New Business

- A. Approval of a Special Meeting July 16, 2009 for a presentation by Andrew Daniels of Mapplan on the Physical Needs and Management Needs Assessment for the Agency's 5-Year Plan and Approval to hire a System Administrator. A motion was made by Commissioner Laliberte and seconded by Vice Chairman Baldelli.

Commissioner Brien requested to review the applications and the Executive Director stated that any Commissioner was welcome to come into the Main Office and review them if they so choose.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

- 10. Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Laliberte and seconded by Vice Chairman Baldelli at 5:15 p.m.

Roll call vote was unanimous.
