

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting November 18, 2010 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairwoman Lucienne L. Cote
Vice-Chairman Charles C. Baldelli
Commissioner Gerard Frappier
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Gerard Remillard

Deputy Director, Duncan Speel
Robert Kulik, Executive Director
Commissioner Janet Lemieux – arrived at 4:34 p.m.
Attorney Howard Croll

2. Good and Welfare for the Audience - None

3. Chairwoman Cote asked for a motion to accept the minutes of the special meeting of October 14, 2010. A motion was made by Vice-Chairman Baldelli and seconded by Commissioner Laliberte.

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

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Remillard

- 3a. Chairwoman Cote asked for a motion to accept the minutes of the regular meeting of October 21, 2010. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

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

AYES

NAYS

Chairwoman Cote
Vice-Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

4. Chairwoman Cote asked for a motion to approve the bills paid for the month of October 2010. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

Commissioner Lemieux questioned the gap in the check numbers from 7904 to 7917. The Director said he would get an answer from the Accounting Department tomorrow.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

5. Chairwoman Cote asked for a motion to accept and place on file the Communications and Interest of the Authority, A, B and C. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6. Report of the Secretary

Chairwoman Cote asked for a motion to receive and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Vice-Chairman Baldelli.

The Director reminded the Commissioners about their invitations to the December 16th Christmas party for the Commissioners, and the December 10th Christmas luncheon for the staff.

Vice-Chairman asked the Director for an update on the demo/dispo of Bourdon Boulevard. The Director talked about his correspondence to the SAC, and the Authority’s plan should we not be able to afford to get the units up to code. The Director stated that Boston HUD agrees with the WHA, and eventually, the Director believes that the WHA will get the demo/dispo approval. The Director discussed the education cost information that Commissioner Frappier requested at the October meeting. Commissioner Lemieux asked if the Federal formula could be obtained; the Director said no, he had received no response to his letters. The Director said the City receives approximately \$53,000 for the 663 students that live in the WHA’s public housing properties. The Director stated that the WHA is moving forward with assisted living at either Crepeau Court or St. Germain Manor.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6B. Report of the Deputy Director

Chairwoman Cote asked for a motion to receive and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Vice-Chairman Baldelli.

The Deputy submitted his report as written, highlighting that the WHA has two active proposals; one for assisted living, one for overhead electric. The Deputy also discussed the updated WHA Codification Book which in addition to being available in hard-copy is also available on the WHA website. Commissioner Laliberte asked about residents who have a prescription for medical marijuana. The Deputy replied that we rely on the WPD to enforce this issue. Commissioner Lahousse asked about the prevalence of bedbugs in our properties. The Deputy explained that the WHA pest control policy looks to use the most effective, least toxic approach. Commissioner Lemieux asked about project based vouchers for the scattered sites. The Deputy reported that in the Annual Plan we can convert up to 20% of tenant based voucher to project based, but that information would come back to the Board before implementation. The Executive Director added that so far 33 of 51 scattered sites have been sold without using project based vouchers. In January there will be some discussion about an opportunity to utilize some of the remaining 18 scattered site units for veterans, who after serving our country, now find themselves homeless. The WHA would look to partner with a social service agency.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6C. Reports of Direct Staff, Legal and Financial

Chairwoman Cote asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial, for purposes of discussion. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

Vice-Chairman Baldelli commended Housing Manager Boulay for the breakdown in her report of residents who owe rent only. He requested the same information from the 3-1 manager next month and going forward. Commissioner Lemieux asked if the fee accountants' report could be prepared ahead of time so that it could be delivered with the Board package. The Director indicated that we are at the mercy of the fee accountants' schedule. Commissioner Frappier spoke of the importance of the Commissioners' reading the board package when they receive it a week in advance and calling to ask questions that can be answered ahead of the 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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

7. Report of Committees

None

8. Unfinished Business

None

9. New Business

A. Chairwoman Cote asked for a motion to approve the moving of the December 16, 2010 meeting from 4:30 p.m. to 4:00 p.m. A motion was made by Vice-Chairman Baldelli and seconded by Commissioner Laliberte.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

- B. Chairwoman Cote asked for a motion to approve the hiring of a Procurement Officer. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

The Executive Director spoke briefly of the search process and interview committee’s decision to recommend Susan Castrataro.

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 Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

- C. Chairwoman Cote asked for a motion to approve the 2011 Monthly Meeting schedule. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

Commissioner Lahousse questioned the meeting on March 17, 2011. The Director verified that we would be meeting on St. Patrick’s Day.

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

AYES

NAYS

Chairwoman Cote
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Commissioner Frappier
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Commissioner Lemieux
Commissioner Remillard

Chairwoman Cote granted Vice-Chairman Baldelli a moment, under personal privilege. The Vice-Chair commended Commissioner Frappier for urging the WHA to publicly put its best foot forward. The Vice-Chair asked for approval to bring Deputy Speel onto a Tuesday morning radio program to talk about the positive things that the WHA does in the community. Attorney Croll stated that if an employee of the Housing Authority was going to go on the air to make public statements that would be attributed to the Housing Authority, that there should be a vote by the Commissioners to permit that, to protect both the person who is speaking and the Housing Authority. Much discussion ensued.

At Attorney Croll's suggestion, Chairwoman Cote asked for an emergency motion to vote to allow Deputy Speel to go on the radio program one time, to speak on WHA policy, on December 14, 2010. Vice-Chairman Baldelli made the motion which was seconded by Commissioner Laliberte.

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

AYES

NAYS

Vice-Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte

Commissioner Remillard

Chairwoman Cote

Commissioner Lemieux

10. Adjournment

Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Laliberte and seconded by Vice-Chairman Baldelli at 5:40 p.m. Roll call vote was unanimous.

Robert Kulik, Executive Director