

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting September 16, 2010 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Roll Call:

Note: Vice Chairman Baldelli acted as Chair in the absence of Chairwoman Cote.

Chairman Charles Baldelli
Commissioner Gerard Frappier
Commissioner David Lahousse
Commissioner Janet Lemieux
Commissioner Gerard Remillard

Chairwoman Lucienne L. Cote - absent
Commissioner Normand Laliberte – arrived at 4:47 p.m.
Deputy Director, Duncan Speel
Robert Kulik, Executive Director
Attorney Howard Croll

Chairman Baldelli introduced a presentation of the new web site by Systems Administrator Owen Bebeau. Mr. Bebeau presented an overview of the new web site which he described as dynamic, interactive and useful. Among other features, he highlighted the possibility of being able to accept housing applications on-line, maybe in a year or so, and presently allowing Section 8 landlords to list their available properties on our site, as well as applicants being able to access their position on the waiting list. Commissioner Lemieux asked about WHA policies being posted on the site and whether the site would be word-searchable. The site was very well received by the Board.

Chairman Baldelli requested a motion to move New Business Item A., Presentation of high-rise façade panelizing system by architect Ted Rowse, out of order. Motion made by Commissioner Frappier and seconded by Commissioner Remillard. Roll call was unanimous.

Architect Rowse presented a plan to replace the failing brick façade at Crepeau Court and St. Germain Manor. He detailed the production and installation plans for the Dryvit system, as well as the replacement of the windows. He also presented color options which will formally be presented to the Board for a decision at a later date. Commissioner Frappier asked for a timeframe. The hope is for a contract award in March, installation start in May, completion in October. The bonding capacity of the installation contractors will partially determine

whether or not both buildings are worked on simultaneously, or whether one will be completed before the second building is started. There was some discussion about the air conditioner sleeves and the adjustments that will be made to accommodate different air conditioning units. Commissioner Lemieux asked about the applications for emergency funds. The Director explained that we will pull other funds to make these necessary façade repairs and reimburse the other funds when emergency funding arrives.

Chairman Baldelli requested a motion to accept the presentation. Motion made by Commissioner Laliberte and seconded by Commissioner Lahousse. Roll call was unanimous.

Chairman Baldelli requested a motion to revert to the normal order of business. Motion made by Commissioner Laliberte and seconded by Commissioner Lahousse. Roll call was unanimous.

2. Good and Welfare for the Audience - None

3. Chairman Baldelli asked for a motion to accept the minutes of the meeting of August 19, 2010. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

Commissioner Lemieux asked about the processing of a buy-back vacation check. The Deputy and the Director responded.

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

AYES

NAYS

Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

4. Chairman Baldelli asked for a motion to approve the bills paid for the month of August 2010. 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

Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

5. Chairman Baldelli asked for a motion to accept and place on file the Communications and Interest of the Authority. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

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

AYES

NAYS

Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6. Report of the Secretary

Chairman Baldelli 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 Commissioner Lahousse.

The Director praised the training efforts of Systems Administrator Owen Bebeau and Finance Director Steve Mariano; using the WHA’s two new TVs and on-line training opportunities, the WHA has been able to train many more staff at less expense than sending staff to off-site trainings.

There will be a closing on the six scattered site units on Pond Street at full appraisal value at the end of the month. There have been inquiries on the three duplexes on the Arnold Street properties. This potential buyer is willing to pay full appraisal price. Our realtor has shown Jacob Lane, Aldrich Street, Transit Street, Sunnyside, Jeffers Street, West Street and Northeast Street. Within the next few weeks, we may have a full-price offer there, too. The Director distributed financials as of August 31, 2010. He said some of the available surplus will be used to replace a vehicle for the patrol division in the security department.

Chairman asked for a motion to grant the Director the Authority to purchase a low-mileage used vehicle for up to \$26,000. Commissioner Frappier made a motion, Commissioner Lahousse seconded it.

Commissioner Laliberte said it would be nice to buy American, and to buy local. Commissioner Lahousse asked about the possibility of donating the old patrol vehicle to the Woonsocket Police Department.

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

AYES

NAYS

Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

Chairman Baldelli asked if residents in the sold scattered sites are receiving Section 8 vouchers or if they are moving elsewhere. The Director said both, and gave a breakdown by unit. Commissioner Lemieux asked about a potential buyer and project-based vouchers. The Director said he would prefer not to go project-based if he can help it; it looks like we will be able to avoid project-based. The Director added that all of these sales will put the properties on the tax roles.

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

AYES

NAYS

Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse

Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6B. Report of the Deputy Director

Chairman Baldelli 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 Frappier and seconded by Commissioner Lahousse.

The Deputy submitted his report as written, highlighting the renovations for bathrooms at the highrises starting at Crepeau Court; he indicated that the contractors have run into some unexpected issues, but they are dealing with them. Two matters of new business, one is the Section 8 utility allowance which needs to be updated, and the fair-market rent increase to 110% to off-set the increased utility allowance to the tenants. The Annual Plan must be submitted to HUD on October 15 so there will be a special meeting on October 14 at 4:00. There will be a statement in the Annual Plan that we want to look into project-based vouchers.

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

AYES

NAYS

Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

6C. Reports of Direct Staff, Legal and Financial

Chairman Baldelli 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 Laliberte and seconded by Commissioner Frappier.

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

AYES

NAYS

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. Presentation of high-rise façade panelizing system by architect Ted Rowse.
Moved and completed.

B. Chairman Baldelli asked for a motion to receive and place on file Resolution # 1074 – Approval to increase the Section 8 Payment Standard from 100% to 110% of the Fair Market Rent due to the increase in utilities. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

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

AYES

NAYS

Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

C. Chairman Baldelli asked for a motion to receive and place on file Resolution #1075 – Approval of updated Section 8 Utility Allowances. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

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

AYES

NAYS

Chairman Baldelli
Commissioner Frappier
Commissioner Lahousse
Commissioner Laliberte
Commissioner Lemieux
Commissioner Remillard

Chairman Baldelli granted himself personal privilege to address the Commissioners and Directors regarding good and welfare for the Commissioners. The Chairman plans to introduce a resolution to put good and welfare back on the agenda. Attorney Croll explained that the Attorney General came down with a ruling that says that the public must be notified in advance of any discussions relative to any business of the commission. He continued that the topics for discussion must be put on the agenda so that the public is aware. There was some further discussion on the topic including Commissioner Frappier, Deputy Speel, and the Director. Attorney Croll explained that there are no restrictions on good and welfare for the audience provided the comments are not slanderous, etc. Commissioners, on the other hand, must provide notice, unless it is an emergency situation, when it may be allowed by vote, under certain provisions. Chairman Baldelli said he will invoke personal privilege when he wishes to speak. Chairman Baldelli asked about amending the bylaws. The attorney stated that then the bylaws would be in violation of the Attorney General’s ruling.

Chairman Baldelli asked Attorney Croll about public housing legislation regarding the percentages of low income housing. The Attorney offered that there needs to be new legislation.

10. Adjournment

Chairman Baldelli asked for a motion to adjourn. A motion was made by Commissioner Laliberte and Commissioner Frappier at 5:40 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director