

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting August 19, 2010 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

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

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

Chairwoman Lucienne L. Cote - absent
Commissioner Gerard Frappier - absent
Deputy Director, Duncan Speel
Robert Kulik, Executive Director
Attorney Howard Croll
Attorney Michael Murphy

2. Good and Welfare for the Audience - None

3. Chairman Baldelli asked for a motion to accept the minutes of the meeting of June 17, 2010. A motion was made by Commissioner Laliberte 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

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

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4. Chairman Baldelli asked for a motion to approve the bills paid for the months of June 2010 and July 2010. A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard.

There was a question by Commissioner Lahousse regarding a travel advance that he received but returned to the Authority. He was assured that the entry would reverse out next month. Commissioner Lemieux questioned entries for Fielding Construction for trash compactors, Maguire Group for overhead electric, and a vacation buy-back check. No further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

Chairman Baldelli asked for a motion to take Item 8, Unfinished Business, out of order to accommodate members of the audience. The motion was made by Commissioner Laliberte 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

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

Systems Administrator Owen Bebeau made a brief presentation on the current MIS bid. He explained that there were four proposals received and the recommendation was to award the contract to Apex Technology Group. Mr. Gill from bidder The Landon Group asked who was on the selection committee. Mr. Bebeau answered that the committee was comprised of himself, Deputy Speel, and the WHA’s Procurement Officer. Mr. Gill questioned the qualifications of

the company that received the award. Attorney Murphy interrupted the discussion and explained the bid protest procedure.

Chairman Baldelli asked for a motion to accept the recommendation of the committee to award the contract to Apex Technology Group. The motion was made by Commissioner Laliberte and seconded by Commissioner Lahousse.

As Commissioner Lemieux wanted to ask a question, Commissioner Laliberte withdrew his motion. Commissioner Lemieux said she thought that the Commissioners were going to receive detailed information about this bid before today's meeting. Deputy Speel explained that our attorneys advised us to clarify the previous bid regarding the phone system and re-advertise, which is what we did.

Commissioner Laliberte replaced his motion for passage. Commissioner Lahousse seconded it.

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

AYES

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte

Commissioner Gerard Remillard

NAYS

Commissioner Janet Lemieux

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

Commissioner Lemieux questioned the letter to Richard Godfrey at RI Housing. The Director explained that it was a request for funding to rehabilitate the family developments, and that it had nothing to do with the high-rises. Commissioner Lemieux also questioned the HUD letter denying the demo/dispo at Veteran's Memorial. The Director explained that we were preparing a response to that letter. Commissioner Laliberte commended the Director for his letter to Mr. Godfrey.

Chairman Baldelli asked counsel to prepare to sue the state and/or Mr. Godfrey. He stated that he will bring this up under new business at the next meeting. Attorney Croll asked Chairman Baldelli what statute he is referring to. There was discussion among the attorneys and Chairman Baldelli. Attorney Croll said the statute needs to be revised to say what we want it to say. Chairman Baldelli said

if there is a law, it needs to be enforced. Chairman Baldelli said local representatives will put the necessary legislation in. Chairman Baldelli said he wants something for the next meeting. Deputy Speel commented on the use of RI Housing's disbursement of low-income housing tax credits funds for rehabilitating units. RI Housing is denying the WHA on the basis of Woonsocket's position on low-income housing.

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

AYES

NAYS

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard 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 distributed the financial reports for June and July. The Director reiterated that the WHA is continuing to fight the demo/dispo denial, and assured the Board members that he would keep them informed of any developments. The Director requested a lunch meeting with Commissioner Laliberte to discuss the WHA's assisted living plans. The Director stated that he has received favorable feedback from Joe Sousa of Charlesgate. The Director listed the 9 units that the WHA will be closing on next week. He discussed the sale of the remaining units and explained that the sale of these units must be re-advertised. He explained that these remaining properties will be project-based. He stated that there is a potential buyer who may opt to buy all of the remaining properties without the project-based stipulation very soon; if he cannot get the financing, and the sale does not happen, we will re-bid it. Commissioner Lemieux asked about the potential sale that did not go as a result of a stipulation. The Director explained that Valley Affordable wanted to buy the remaining properties, but wanted project-based vouchers. We could not make that guarantee without having offered it to other bidders. The Executive Director discussed the letters he sent requesting emergency funding for the failing brick facades at the high-rises. The Director indicated that he has been informed that there may in fact be emergency funding to assist the WHA. We have completed some forms and are awaiting

further information. The Director and Deputy went to inspect four completed bathrooms at Crepeau Court and said they look gorgeous. Commissioner Lemieux asked to see pictures.

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

AYES

NAYS

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard 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 Laliberte and seconded by Commissioner Lahousse.

The Deputy submitted his report as written, highlighting the two new maintenance positions on today’s agenda, bathroom renovations, Maguire Group having a pre-bid conference regarding the overhead electric work at Morin Heights, moving forward with an RFP for two floors of assisted living, emergency funds for the brick façade which allows the WHA to refocus back on other repair projects at Morin Heights and Veteran’s Memorial. The Deputy explained that regarding the rent reasonableness calculations for Section 8, the WHA will now use the Nelrod Company to determined fair market rents. The Deputy explained that HUD would have to give approval for two floors of assisted living, even if the Board gives approval, and discussed the benefit of this option in light of our recent difficulties renting the high-rises. Commissioner Lemieux asked whose tenants they would be; they would be WHA tenants. Commissioner Laliberte commented on the tremendous need for assisted living facilities, both in the state and nationwide.

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

AYES

NAYS

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte

Commissioner Janet Lemieux
Commissioner Gerard 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 Lahousse.

Commissioner Lemieux asked for an expanded version of the financial statements on a regular basis. The Director said he would provide it.

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

AYES

NAYS

Vice Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

7. Report of Committees

None

8. Unfinished Business

Moved and completed.

9. New Business

A. Recommendation to hire two maintenance persons.

Chairman Baldelli asked for a motion to receive and place on file the recommendation to hire two maintenance persons. A motion was made by Commissioner Laliberte and seconded by Commissioner Lahousse.

Commissioner Lahousse recused himself from this vote as his nephew is a candidate for consideration. Commissioner Lahousse stated, for the record, that he did not provide a reference for his nephew, nor did he speak to anyone involved with the interview process.

The Deputy explained the hiring process and stated that the recommendations are in the Board package.

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

AYES

NAYS

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

Recused

- B. Chairman Baldelli asked for a motion to receive and place on file Resolution # 1071 to Amend Section 8 Preference. A motion was made by Commissioner Laliberte 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

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

- C. Chairman Baldelli asked for a motion to receive and place on file Resolution # 1072 to Amend the Bylaws regarding the Composition of the Board and what constitutes a quorum. A motion was made by Commissioner Laliberte and seconded by Commissioner Lahousse.

Commissioner Lemieux questioned the reasoning for the resolution since we have 7 Commissioners. The Director explained that the bylaws had never been amended to reflect the change from 5 to 7.

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

AYES

NAYS

Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

- D. Chairman Baldelli asked for a motion to receive and place on file Resolution #1073 to Amend the Bylaws regarding the number of Commissioners required to adopt any Bylaw amendments. A motion was made by Commissioner Laliberte and seconded by Commissioner Lahousse.

Chairman Baldelli asked if we are changing from a 2/3 majority to a simple majority. The Director said yes. He explained that Attorney Fontaine prepared this language. Commissioner Lemieux asked if these revisions will be included in the bylaws book that the Commissioners will be receiving next month. The Director stated that the revisions will be included, but the books will not be ready to distribute at the September meeting.

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

AYES

NAYS

Vice Chairman Charles Baldelli
Commissioner David Lahousse
Commissioner Normand Laliberte
Commissioner Janet Lemieux
Commissioner Gerard Remillard

No

10. Adjournment

Chairman Baldelli asked for a motion to adjourn. A motion was made by Commissioner Laliberte and Commissioner Lahousse at 5:33 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director