

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Regular Meeting, August 18, 2011 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

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

Commissioner Gerard Frappier – absent  
Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Attorney Howard Croll

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2. Good and Welfare for the Audience - None
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3. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of May 19, 2011 and the special meeting of June 9, 2011. A motion was made by Commissioner Baldelli and seconded by Commissioner Laliberte.

Commissioner Lemieux noted a missing word in the May minutes. The omission was noted and will be corrected.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Laliberte

Commissioner Lemieux  
Commissioner Remillard

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- Chairman Lahousse asked for a motion to approve the bills paid for the months of May, June and July 2011. A motion was made by Commissioner Baldelli and seconded by Commissioner Laliberte.

Commissioner Lemieux asked about three items and the Director explained the payments.

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

AYES

NAYS

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

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- Communications and Interest of the Authority

Chairman Lahousse asked for a motion to receive and place on file the Communications and Interest of the Authority, A-E. A motion was made by Commissioner Laliberte and seconded by Chairman Lahousse.

Commissioner Baldelli asked the status of the demo/dispo plan for Veteran’s. The Director explained that in October, the demo/dispo application was going to be withdrawn and replaced with a “redevelopment” plan which will reduce the density at that development. Commissioner Laliberte commented that if the redevelopment plan is rejected, many units will have to go offline because the money is not available to maintain them as safe, decent housing. The Deputy commented that next month was the review of the WHA’s 5-Year Plan which indicates that no money has been allocated to Veteran’s Memorial. The Chairman commented that the Taunton Housing Authority did exactly what we want to do at Veteran’s.

Vice-Chairman Cote asked why on the Designated Housing Plan there were only three high-rises listed instead of all four. The Deputy explained that St. Germain and Crepeau Court were combined, both under Crepeau Court.

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

AYES

NAYS

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

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6a. Report of the Secretary

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

The Director submitted his report as written, highlighting that the hand-outs show that the WHA is in good financial shape. The Director indicated that the bottom line has been adjusted to reflect the payment of the two new F-350 trucks. Also distributed was a letter from a resident at Kennedy Manor complaining that many residents are not abiding by the no-smoking policy. Commissioner Laliberte asked what our action is regarding those who do not follow the policy. The Director indicated that he will raise this issue at the RI Executive Director’s meeting in September. The Director discussed the sale of the remaining scattered sites; he indicated that the next potential buyer seems shaky. He has given the realtor the go-ahead to continue to market these properties. Commissioner Lemieux asked if there was any way that the WHA could organize a corporation to house the Veterans. The Director said yes, with Section 8 vouchers, but we really do not want to be landlords to these properties anymore; these properties need too much work. There was some further discussion regarding options for these properties. Our primary goal is for veteran’s supportive, rehabilitative housing with project-based vouchers. Commissioner Baldelli commended the Executive Director for meeting with Speaker of the House Gordon Fox to seek his assistance with Veteran’s Memorial; secondly for working to house veterans; and thirdly for buying the plow trucks which should save the WHA substantial money in plowing this winter.

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

AYES

NAYS

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

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6b. Report of the Deputy Director

Chairman Lahousse asked for a motion to approval and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Laliberte and was seconded by Commissioner Baldelli.

The Deputy submitted his report as written, highlighting good use of no trespass notices by the security department in order to keep our properties safe. The Deputy also commented on the \$10 million dollars in construction work that the WHA will have underway very soon. Bids are in for the waterproofing at Parkview, low-bidder at \$310,000 and certified by the architect is Alpha Omega. The Deputy indicated that unless he hears otherwise, in the essence of time, he will go forward with Alpha Omega. Commissioner Lemieux suggested we have a ribbon-cutting ceremony for the façade work to get some good press and tout how good the WHA is for the City.

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

AYES

NAYS

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

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6c. Reports of Direct Staff, Legal and Financial

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

Commissioner Baldelli asked about childcare payments no longer being able to be verified. The Director said the WHA is trying to work on a solution. The new state law requires the recipient of the payments to provide the information. Commissioner Lemieux asked about a grant that the residents received to purchase a swing. The Commissioner cautioned the Director that the WHA may be required to complete paperwork.

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

AYES

NAYS

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

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7. Report of Committees -None
  8. Unfinished Business – None
  9. New Business

A. Chairman Lahousse asked for a motion to approve Resolution #1091: Acceptance of Amendment of WHA Flat Rent Schedule. A motion was made by Commissioner Baldelli and seconded by Commissioner Laliberte.

Vice-Chairwoman Cote asked if it was mandatory. The Director said yes; it had not been done in several years.

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

AYES

NAYS

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

- B. Chairman Lahousse asked for a motion to approve changing the October meeting from October 20, 2011 at 4:30 p.m. to October 13, 2011 at 4:00 p.m. for the Public Meeting and 4:30 p.m. for the Regular Meeting.

Commissioner Lemieux asked what the Public Meeting was for. The Deputy indicated the review of the 5-Year Plan. There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

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

#### 10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Laliberte, seconded by Vice-Chairwoman Cote at 5:20 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director