

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Special Meeting, June 9, 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 Baldelli  
Commissioner Gerard Frappier  
Commissioner Janet Lemieux  
Commissioner Gerard Remillard

Commissioner Normand Laliberte – arrived 4:46

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Attorney Michael Murphy  
Architect Edward Rowse

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2. New Business

A. Chairman Lahousse asked for a motion to approve the award of the façade contract to Lusi Construction. A motion was made by Commissioner Baldelli and was 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 Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Lemieux  
Commissioner Remillard

- B. Chairman Lahousse asked for a motion to approve the award of the security camera contract to Dane Tech Inc. A motion was made by Commissioner Baldelli and was 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 Lahousse  
Vice Chairwoman Cote  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Lemieux  
Commissioner Remillard

- C. Chairman Lahousse asked for a motion to approve Resolution #1088: Sale of the remaining scattered site units. A motion was made by Commissioner Frappier and was seconded by Vice Chairwoman Cote.

Commissioner Baldelli requested an explanation which the Director provided. The Director explained that the appraised value for these properties was \$950,000k, and there is a bid for \$900,000k from an organization that will use the properties for housing and rehabilitation services for veterans. Boston HUD is okay with the sale; approval would still be required from HUD Washington and HUD Chicago. The potential buyer is still researching funding options. The veterans will receive Housing Choice vouchers to live in these properties.

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 Frappier  
Commissioner Lemieux  
Commissioner Remillard

- D. Chairman Lahousse asked for a motion Approval to Resolution #1089: Submittal of redevelopment plan for 138 units at Veteran’s Memorial to the Special Application Center. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Frappier.

Architect Ted Rowse gave a presentation of the proposed redevelopment plan concept which creates clusters of buildings and reduces the density of the development. The plan updates these 60 year-old units from standards which no longer exist. The price for this total rehab is approximately \$191k per unit. There was positive feedback to the proposal at a recent resident meeting at Veteran's Memorial. There was some discussion about parking spaces, HUD approval, funding, handicapped units and the potential tax benefit to the City. Commissioner Frappier asked about today's meeting with Speaker Gordon Fox. The Director stated that the meeting was arranged with the assistance of Representative Baldelli-Hunt. The meeting with the Speaker was to ask for his assistance with this project and for assistance in arranging a meeting with RI Housing. The Director indicated that the Speaker was favorably impressed with the proposal.

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 Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

- E. Chairman Lahousse asked for approval to cancel regular monthly meeting of June 16, 2011. A motion was made by Commissioner Frappier and seconded by Commissioner Baldelli

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 Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

- F. Chairman Lahousse asked for a motion that the meeting be closed to the public in accordance with Rhode Island General Laws Section 42-46-4 in order to discuss matters allowed to be exempted from discussion at open meetings under Subdivision (2) of 42-46-5, namely, "Collective Bargaining". A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

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

Attorney Murphy presented a summary of the tentative agreement reached between the Housing Authority and the Teamsters, Local 251.

Chairman Lahousse asked for a motion to come out of closed session and that the minutes of the immediately-preceding closed session be kept closed and sealed pursuant to Rhode Island General Laws Section 42-46—4 and 42-46-5, as permitted under Section 42-46-7 (c). A motion was made by Commissioner Laliberte and seconded by Commissioner Baldelli.

A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

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

- G. Chairman Lahousse asked for a motion to accept the Contract with Teamsters, Local 25. A motion was made by Commissioner Laliberte and seconded by Vice Chairwoman Cote and Commissioner Baldelli.

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 Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

- H. Chairman Lahousse asked for a motion that the meeting be closed to the public in accordance with Rhode Island General Laws Section 42-46-5 (a) (1) for purposes of discussion of job performance of the Executive Director. A motion was made by Commissioner Baldelli and seconded by Commissioner Laliberte.

There was discussion of the Director’s tenure and performance.

Need a motion to come out of closed session and that the minutes of the immediately-preceding closed session be kept closed and sealed pursuant to Rhode Inland General Laws Section 42-46—4 and 42-46-5, as permitted under Section 42-46-7 (c). A motion was made by Commissioner Frappier and seconded by Vice Chairwoman Cote.

A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

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

- I. Chairman Lahousse asked for a motion to approve amendments to employment contract of the Executive Director, namely, a two year extension

of the Director's employment contract which would end in 2015 and a 3% salary increase for each of the next three years, 2011, 2012 and 2013, retroactive for the year 2011.

A motion was made by Commissioner 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

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

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#### 10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Laliberte at 5:25 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director