

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting January 20, 2011 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 Janet Lemieux
Commissioner Gerard Remillard

Deputy Director, Duncan Speel
Robert Kulik, Executive Director
Attorney Howard Croll

2. Good and Welfare for the Audience

Director of Security Robert Moreau introduced new lead security officer Roger Biron. The Board welcomed Mr.Biron to the WHA.

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3. Chairwoman Cote asked for a motion to accept the minutes of the regular meeting of December 16, 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

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

Commissioner questioned the listing for Sparrow, Johnson & Ursillo. The Director answered that it is a firm that is conducting an overview of our computer security. Commissioner Lemieux also questioned the payment of a vacation check through the A/P system rather than the payroll system. The Director asked Commissioner Lemieux to contact the Finance Director for a detailed explanation.

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

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5. Chairwoman Cote 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 Lahousse.

The Director explained the communication from K&L Gates LLP regarding former Chairman Albert Brien. The Director stated that the WHA has complied with the request by sending the requested documentation.

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

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 Commissioner Frappier.

The Director submitted his report as written highlighting that the WHA is compiling information in regard to the cost figures for the redevelopment for one-half of Veteran's Memorial. Once the information is obtained, a letter will be sent to the SAC and the Secretary Henriquez at HUD, asking the Secretary for assistance since the SAC is being non-responsive to our requests.

Regarding smoking on WHA properties, we have for years been dealing with resident smokers, who, when they leave, we have to go in with an ionizer to extract the smoke from the walls before our men can go in to work in the apartment. It is very costly to clean these apartments of the toxic residue. The WHA has received many complaints from neighbors of smokers in the highrises. After speaking to several other housing authorities and learning that at least the West Warwick has gone forward with this plan, the Director is requesting to establish a date, possibly March 1, 2011, after which all applicants will be informed that the WHA is a smoke-free housing authority and there is no smoking on any WHA property. The Director said we would have to amend the leases and all of those who live with us prior to March 1, 2011 would be given 6 months to one year to stop smoking, and the WHA would assist by offering smoking cessation programs at no cost.

Commissioner Laliberte questioned the WHA's recourse if a current resident refuses to quit smoking. The Director said he doubts that we could evict them, but we may be able to move them to a different apartment, all smokers on tenth floor, for example. Maybe we just begin with an addendum to the lease for all new people. The Director asked Counsel to put together some language as an addendum to the lease for new people. Commissioner Laliberte asked about an enforcement provision; Counsel replied termination of tenancy. He stated that you can set whatever conditions you want for tenancy as long as they are within the confines of the law. Commissioner Frappier asked how enforceable a violation might be; the attorney said it is enforceable, but not as enforceable as non-payment of rent. Commissioner Lahousse said he agreed with taking a step in this direction. The Director will request an addendum to the lease, effective March 1, 2011, for all new applicants, that the WHA be a smoke-free facility. He will look at how that is working after six months. Commissioner Lahousse asked for a percentage of current residents who are smokers; the Director guessed about 25%. Commissioner Lemieux asked how this new policy might affect occupancy; the Director indicated that many new applicants are non-smokers.

The 2011 Operating Budget has been distributed. The Director asked each Commissioner to review it thoroughly and call to set up a time to sit with us to discuss the details.

The WHA is hosting a Procurement Training at the Holiday Inn Express for 21 housing authority employees, mostly from the New England area. It has been a very cost-effective training for the WHA.

Three WHA employees have given notice to retire; two maintenance men, Marcel Beaugard and George Laplume, and senior housing data clerk Elizabeth Cole.

Commissioner Laliberte asked about a testing date and the maintenance list. The Director replied that we re-test after a year and that the current list is good until August 2011.

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 Frappier and seconded by Commissioner Laliberte.

The Deputy submitted his report as written, highlighting that the bathroom renovations are proceeding very well, just finishing the last hi-rise. Regarding the brick façade work, there was a meeting with the architect yesterday to discuss some recent developments that are leading us to rethink the original repair plan. We now looking at welding a steel wall frame onto the existing beams and securing the Dryvit to that system rather than removing all of the brick. This will save a substantial amount of money not removing the brick, but there will be the additional cost of the metal frame. The job may save some time, but overall, the cost will remain about the same, maybe a little more, but the WHA is financially

in good enough shape to go forward with this plan. It is better for the residents who will not have to leave their apartments very much. It is a much more stable system and the bulk of the work will be done in an off-site warehouse. The plan specs should be done, ready for bid in about a month, looking to award the contract in early March. There was further discussion among the Commissioners and the Deputy about the original plan vs. the new plan, the windows, and the air conditioning units.

The Maguire group is doing the overhead electric. We have signed contracts with Ryan Electric for work at Morin Heights and Veteran's Memorial.

The WHA is looking for approval to move forward with assisted living in one of the high-rises. Commissioner Laliberte reminded the Deputy that the WHA will need the state fire marshal and state food inspector to be involved.

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.

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

7. Report of Committees -----

None

8. Unfinished Business

None

9. New Business

A. Chairwoman Cote asked for a motion to accept the request for authorization to give notice to proceed with Assisted Living at St.Germain Manor. A motion was made by Commissioner Frappier and seconded by Commissioner Remillard.

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 - abstain
Commissioner Lemieux
Commissioner Remillard

B. Chairwoman Cote asked for a motion to authorize the donation of two used (1983) Gravelly tractors and other old, unused equipment to the City of Woonsocket. A motion was made by Commissioner Frappier 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 Lemieux
Commissioner Remillard

C. Chairwoman Cote asked for a motion to accept the offer for Commissioners to accept \$5,000 Term Life Insurance benefit from 'Housing Authority Insurance Group' at no cost. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

10. Adjournment

Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier at 5:32 p.m. Roll call vote was unanimous.

Robert Kulik, Executive Director