

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting December 20, 2012 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Moment of Silence for Newtown, CT shooting victims

Pledge of Allegiance

Roll Call:

Chairman David Lahousse  
Vice Chairwoman Lucienne Cote  
Commissioner Sally Anthony  
Commissioner Charles Baldelli  
Commissioner Janet Lemieux  
Commissioner Bernadette Rochefort

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Commissioner Normand Laliberte – Absent  
Attorney Michael Murphy

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2. Good and Welfare for the Audience - None
3. Good and Welfare for the Commissioners

Vice Chairwoman Cote requested that the January meeting be moved from January 17 to January 24 as she will be attending a Commissioner's conference and will not return to RI until January 22. Motion made by Vice Chairwoman Cote 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 Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

Chairman Lahousse asked all to keep Security Director Bob Moreau in their thoughts as he undergoes yet another surgery tomorrow.

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4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of November 15, 2012. A motion was made by Commissioner Baldelli and seconded by Commissioner Rochefort.

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 Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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5. Chairman Lahousse asked for a motion to accept the bills paid for the month of November 2012. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Cote.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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6. 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 Baldelli and seconded by Commissioner Rochefort.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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7. Report of the Secretary

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

The Director submitted his report as written. He wished all a Merry Christmas and a Happy New Year, and thanked the Board for their support of all of the 2012 projects, and stated that he is looking forward to 2013.

Vice Chairwoman Cote commented that she has had occasion to visit another assisted living facility in the City, and that it cannot compare to what the WHA will be offering at St. Germain Assisted Living. There was some discussion about an Open House for St. Germain Assisted Living. The Vice Chairwoman said an Open House for our residents will be very beneficial so that they can see what we are offering.

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 Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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7B. Report of the Deputy Director

Chairman Lahousse 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 Baldelli and seconded by Vice Chairwoman Cote.

The Deputy submitted his report as written. He thanked the Commissioners for all that they do with regard to the tenants, the public and the staff.

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 Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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8. 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 Commissioner Baldelli and seconded by Commissioner Rochefort.

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 Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

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9. Report of Committees – None

10. Unfinished Business - None

11. New Business

- A. The Chairman asked for a motion to approve Resolution #1110: Approval of Section 8 Payment Standards to reflect FY 2013 Fair Market Rents. A motion was made by Commissioner Baldelli and was seconded by Vice Chairwoman Cote.

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 Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

- B. The Chairman asked for a motion to approve Resolution #1111: Approval of utility allowance updates for Section 8 for a)apartment/walk-up/multi-family, and b) semi-detached/duplex/detached. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Cote. A roll call vote was taken; the following were the “Ayes” and “Nays”.

Commissioner Lemieux asked if a consultant prepared the update; yes.

AYES

NAYS

Chairman Lahousse  
Vice Chairwoman Cote  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

- C. The Chairman asked for a motion to approve Resolution #1112: Resolution to Establish a Deferred Compensation Plan. A motion was made by Commissioner Baldelli and was seconded by Vice Chairwoman Cote.

Attorney Murphy stated that the unions have not signed off on the subject of Resolutions #1112 and #1113, so approval should be contingent upon Union approval.

The Chairman asked for a motion to approve Resolution #1112 and #1113 (Resolution #1113: Resolution to amend 401(a) Thrift Plan) contingent upon Union approval. A motion was made by Commissioner Baldelli and was seconded by Vice Chairwoman Cote.

Commissioner Lemieux asked if the WHA was still offering an employer match; yes.

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 Anthony  
Commissioner Baldelli  
Commissioner Lemieux  
Commissioner Rochefort

## 12. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Cote at 4:43 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director