

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting October 11, 2012 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

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

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Michael Murphy
Joseph Gerardi, Mutual of America
Commissioner Charles Baldelli – Absent
Commissioner Normand Laliberte - Absent

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

Chairman Lahousse asked for a motion to take new business Item A, presentation by Mutual of America's Joe Gerardi out of order. A motion was made by Commissioner Lemieux and seconded by Commissioner Anthony.

Mr. Gerardi explained the current 401(a) plan, and the proposed 457(b), the former being after-tax, and the latter being pre-tax. The employee contributions would go into the 457(b), while the employer match portion would continue to go into the 401(a) plan. Nothing else changes with the current plan, investment options remain the same, and administrative fees are waived for the WHA. There was some brief discussion among the Commissioners. Attorney Murphy cautioned that any approval would be subject to review of any plan documents by legal counsel, and approval by both unions.

Chairman Lahousse asked for approval of "add-on" of 457(b) option to the existing Mutual of America plan, with the stipulations that Attorney Murphy set. A motion was made by Commissioner Rochefort and seconded by the Chair.

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 Lemieux
Commissioner Rochefort

-
- Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of September 13, 2012. A motion was made by Commissioner Lemieux and seconded by Commissioner Anthony.

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 - Abstain
Commissioner Anthony
Commissioner Lemieux
Commissioner Rochefort

-
- Chairman Lahousse asked for a motion to accept the bills paid for the month of September 2012. A motion was made by Commissioner Rochefort and 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 Lemieux
Commissioner Rochefort

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 -C. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Rochefort.

The Vice Chairwoman asked about the contract for the meal site. She wants the specifics regarding the responsibilities of the outreach worker and volunteers. The Director invited the Vice Chairwoman to review the contract next week. There was some discussion about meal options.

The Chairwoman asked the Deputy about the two letters to Director Blanchette regarding units off-line.

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 Lemieux
Commissioner Rochefort

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 Vice Chairwoman Cote seconded by Commissioner Anthony.

The Director submitted his report as written and provided an update on Crepeau Court where the façade work has begun; the finish work is being done at St. Germain Manor; and the railings are being installed at Kennedy Manor. There are 43 vacant units at St. Germain Manor being readied for the Assisted Living Program. We hope to have a contract for the kitchen renovations by the end of the month. The current count ready to move into Assisted Living is 18. The Director spoke about the possibility of moving some people in to these units before the start-up of the Assisted Living Program. Regarding the 2013 Operating budget, the Director spoke about the consolidation of the Central Supply warehouse clerk and the Housing Data Clerk at Morin Heights under the new title Inventory/Housing Data Clerk. The existing Central Supply clerk will go back into the maintenance force. The move will increase the employee count

by one. The Director gave an update on Security Director Moreau. The Director spoke of the \$300k grant awarded to NeighborhoodWorks and the WHA to conduct a neighborhood study of the Fairmount area.

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 Lemieux
Commissioner Rochefort

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 Vice Chairwoman Cote and seconded by Chairwoman Lahousse.

The Deputy submitted his report as written, noting that the WPD detail officer at Veteran’s Memorial has been removed due to budgeting, even though the WHA pays the salary of this officer. The Deputy mentioned to forward progress of the renovations for the Assisted Living program. He also discussed the purpose of the Planning Grant that the Director spoke of, and the WHA’s intention to de-densify Veteran’s Memorial.

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 Lemieux
Commissioner Rochefort

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 Vice Chairwoman Cote and seconded by Commissioner Anthony.

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 Lemieux
Commissioner Rochefort

- 9. Report of Committees – None
- 10. Unfinished Business - None
- 11. New Business

C. The Chairman asked for a motion to approve the 2013 Annual Plan and Five Year Plan. A motion was made by Vice Chairwoman Cote and was seconded by Chairman Lahousse.

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 Lemieux
Commissioner Rochefort

D. The Chairman asked for a motion to approve Resolution # 1109: Adoption of the 2012 Risk Control Policy. A motion was made by Commissioner Anthony and was seconded by Chairman Lahousse.

At Commissioner Lemieux’s request, Deputy Speel gave a brief explanation of the policy. 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 Lemieux
Commissioner Rochefort

- E. The Chairman asked for a motion to approve the Management Agreement with ElderCare Consultants LLC. A motion was made by Commissioner Rochefort and was seconded by Chairman Lahousse.

Attorney Murphy provided a summary of the agreement. There was some brief discussion about the licensing and maintaining the waiting list. The Chair asked the Attorney if he was comfortable with the agreement; Attorney Murphy responded yes. The Chair asked about HUD approval. There is no written HUD approval as of yet, but District Director Blanchette verbally authorized the WHA to move forward with the kitchen renovations. 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 Lemieux
Commissioner Rochefort

- F. The Chairman asked for a motion to approval of Board of Commissioners’ 2013 Monthly Meeting Schedule. A motion was made by Vice Chairwoman Cote and was seconded by Chairman Lahousse.

The Chair asked about the June and October dates. 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 Lemieux

Commissioner Rochefort

G. The Chair asked for a motion to approve the Consulting Agreement with ElderCare Consultants LLC. A motion was made by Commissioner Anthony and was 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 Lemieux
Commissioner Rochefort

12. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Vice Chairwoman Cote and seconded by Commissioner Rochefort at 5:37 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director