

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Annual and Regular Meeting April 19, 2012 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

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

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Michael Murphy
Commissioner Normand Laliberte – Arrived 4:45

2. Election of Chair

Secretary asked for nominations for Chairperson. Commissioner Baldelli Cote nominated David Lahousse. Commissioner Cote seconded the nomination.

The Secretary asked twice for other nominations for Chairperson. Hearing none, the Secretary closed the nominations.

There was no further discussion. A roll call vote was taken on the nomination of David Lahousse as Chairman. The following were the “Ayes” and “Nays”.

AYES

NAYS

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

3. Election of Vice Chair

The Chairman asked for nominations for Vice Chairperson. Commissioner Baldelli nominated Lucienne Cote. Chairman Lahousse seconded the nomination.

The Chairman asked twice for other nominations. Hearing none, the Chairman closed the nominations.

There was no further discussion. The Board unanimously voted (6-0) to approve the nomination of Lucienne Cote as Vice Chairwoman.

4. Good and Welfare for the Audience - None

5. Chairman Lahousse asked for a motion to accept the minutes for the meeting of March 22, 2012. A motion was made by Commissioner Baldelli 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 Baldelli
Commissioner Lemieux
Commissioner Rochefort

6. Chairman Lahousse asked for a motion to approve the bills paid for the month of March 2012. A motion was made by Commissioner Baldelli 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 Baldelli

Commissioner Lemieux
Commissioner Rochefort

7. 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 motion was made by Commissioner Baldelli 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 Baldelli
Commissioner Lemieux
Commissioner Rochefort

8. 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 and seconded by Commissioner Rochefort.

The Director submitted his report as written, highlighting the fact that it is the Veteran’s Memorial redevelopment plan is moving along. The WHA will be investing in the renovation of four buildings at Veterans. The Authority is also looking to get a grant to renovate more units and to de-densify the development in order to develop open space for the children to have play areas, etc. Those residents of those units that do not get renovated will be given Section 8 vouchers allowing them to move anywhere. The Authority sees no other option since there is not enough funding to maintain and update all of the obsolete units at the Veteran’s Memorial development. There is a possibility that there will be enough funds to renovate a fifth building; Chairman Lahousse suggested modular building as opposed to stick building which could potentially save \$30k per unit. The Deputy is investigating that option. Commissioner Rochefort asked about the process for the modular building. Commissioner Baldelli questioned the point of putting money into buildings that the Authority is considering closing; the Director explained that we are not. The Director spoke of a partnership with Choice Neighborhoods for a \$300,000 planning grant to renovate the Fairmount neighborhood. Commissioner Baldelli commended the Director for the article in *The Valley Breeze* regarding the Housing Authority’s plan for assisted living.

The Director mentioned that Attorney Murphy has reviewed and edited the contract from United Methodist for the assisted living project. There are bids due in for the necessary kitchen equipment for the community hall. He hopes to have the program running by the end of the summer. Commissioner Rochefort asked about the payment of rent and services at the assisted living program. The Director explained that the residents will still pay public housing rates, and will pay for the additional services on their own. In many instances, Medicaid will pay for the additional services. The Director spoke about the 'Tech Goes Home' program which he hopes to get in place for the residents of the WHA's family developments. Commissioner Lemieux asked who will be buying the laptop computers for this program. The Director said he is looking for a grant or a donation. Commissioner Anthony expressed her support of the training that the residents will receive for this program. The Director informed the Board that Systems Administrator Owen Bebeau will give an iPad presentation at next month's meeting in hopes of distributing the Board package and other information electronically in the near future.

There was no further discussion. The Board unanimously voted (7-0) to approve the Director's report.

8B. 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 was seconded by Commissioner Laliberte.

The Deputy submitted his report as written, highlighting that we will be interviewing for a full-time maintenance position next week. The panels for St. Germain Manor are being manufactured and being delivered for installation. Commissioner Lemieux asked about getting some press for the paneling project via a ribbon-cutting ceremony; the Director is going to try to make this happen. The Authority has purchased 200 air conditioners in anticipation of the panel project beginning at both highrises. Groundwork for Kennedy Manor waterproofing is underway. The Deputy discussed trying to do some mixed financing toward an ultimate goal of privatizing with project based Section 8 vouchers. It would be less costly for HUD to provide additional vouchers than to provide funds to renovate units that have code compliance issues. The Deputy mentioned that REAC inspections are coming up in the highrises and family developments.

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 Laliberte
Commissioner Lemieux
Commissioner Rochefort

9C. 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 Laliberte and was seconded by Vice Chairwoman Cote.

Commissioner Baldelli asked Attorney Murphy if the Board could take an “all-in-favor” vote rather than a roll call after each item. Attorney Murphy will research the matter.

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 Laliberte
Commissioner Lemieux
Commissioner Rochefort

10. Report of Committees -None

11. Unfinished Business

A. Chairman Lahousse asked for a motion to remove from the table, Resolution #1099: Good and Welfare for the Commissioners, limited to 5 minutes per Board member. 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 Anthony
Commissioner Baldelli
Commissioner Laliberte
Commissioner Lemieux
Commissioner Rochefort

Chairman Lahousse asked for a motion to accept Resolution #1099: Good and Welfare for the Commissioners, limited to 5 minutes per Board member. A motion was made by Commissioner Laliberte seconded by Commissioner Baldelli.

The Chairman asked Attorney Murphy to give a brief overview of the ‘dos and don’ts. The Attorney did so and reminded the Board of the purpose of the Open Meetings Act. Commissioner Baldelli voiced his strong support. There was some brief discussion regarding the time limit.

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 Laliberte
Commissioner Lemieux
Commissioner Rochefort

12. New Business

- A. Chairman asked for approval to use monies from the sale of the scattered sites and unused Capital Funds to remodel four buildings at Veteran’s Memorial, with the possibility of renovating a fifth building if enough funds are available. A motion was made by Commissioner Laliberte 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
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Commissioner Baldelli
Commissioner Laliberte
Commissioner Lemieux
Commissioner Rochefort

10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Laliberte, seconded by Commissioner Baldelli at 5:32 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director