

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting October 10, 2013 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Commissioner David Lahousse
Vice Chairwoman Bernadette Rochefort
Commissioner Sally Anthony
Commissioner Charles Baldelli
Commissioner Theresa Corbeille
Commissioner Janet Lemieux

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Attorney Michael Murphy
Procurement Officer Susan Castrataro
Commissioner Roger Bouchard - Absent

Chairman Lahousse asked for a motion to move New Business Item A. out of order.
Commissioner Baldelli made a motion and Commissioner Anthony seconded it.

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

AYES

NAYS

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

Joe Garlick, NeighborWorks Blackstone River Valley and Kathy Dorgan, Dorgan Architecture & Planning gave a slide presentation on the work conducted to date on the Choice Neighborhoods Planning Grant.

Ms. Dorgan explained that the next step is finding a private development partner. The RFQ for a private development partner has been sent out in order to attract investors. She also indicated that the support of the WHA's Commissioners is critical going forward.

There was discussion from the Board throughout the presentation including questions regarding reducing the density of public housing at Memorial Drive, removing the stigma attached to public housing, and the benefit to the entire Fairmount area.

2. Good and Welfare for the Audience – None
3. Good and Welfare for the Commissioners – None
4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of September 19, 2013 and the minutes of the Executive Session of September 19, 2013. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

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

AYES

NAYS

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

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of September 2013. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

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

AYES

NAYS

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

6. Communications and Interest of the Authority - None

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 Rochefort.

The Director submitted his report as written, highlighting the potential for improvements to the Fairmount area of the City, including a reduction in density at Veteran's Memorial as a result of the potential award of \$30 million in conjunction with NeighborWorks Blackstone Valley.

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

AYES

NAYS

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

7A. 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 Rochefort.

The Deputy submitted his report as written, correcting the amount of the contract award to JJ Cardosi from \$4,505,000 to \$4,504,000 with approximately \$43,000 in change orders to date. The Deputy thanked the Procurement Officer for all of her work with the Annual Plan and he noted several items out for bid including IT Services, Emergency Services, Rubbish, Recycling, and Architectural & Engineering.

Vice Chairwoman Rochefort asked if the Board would be seeing all of the bidders listed for each bid. The Deputy said 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 Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Corbeille
Commissioner Lemieux

7B. 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 Anthony.

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

AYES

NAYS

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

8. Report of Committees – None

9. Unfinished Business - None

10. New Business

A. Choice Neighborhoods Planning Grant presentation – Taken out of order.

- B. The Chairman asked for a motion to approve the 2014 Annual Plan and the Five Year Plan. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

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

AYES

NAYS

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

- C. The Chairman asked for a motion to approve the award of the contract for Pest Control Services. A motion was made by Commissioner Baldelli and seconded by Chairman Lahousse.

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

AYES

NAYS

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

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Baldelli and seconded by Chairman Lahousse at 5:38 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director