

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting August 15, 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
Commissioner Roger Bouchard - Absent
Attorney Michael Murphy

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

Commissioner asked about the feral cats at St. Germain Manor. One resident will not stop feeding the cats, which are creating a health hazard, so she was sent a notice to cure.

The Chairman asked to set a date for labor negotiations prep. The Board agreed to meet after the regular meeting of September 19, 2013.

The Director recognized Commissioner Charley Baldelli for recently celebrating his 80th birthday.

4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of June 27, 2013 and the executive session of June 27, 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

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of June 2013 and July 2013. 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

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 Commissioner Baldelli and seconded by Commissioner Anthony.

Commissioner Lemieux asked if the HUD “Opening Doors” Program comes with any funding. No, not yet. The Commissioner followed up by asking about the 0-bedroom units. The Director noted that those units had been shown to a couple of homeless people who thought the unit was too small. Commissioner Lemieux was just exploring some options for housing the homeless. Regarding the fund recapture, the Commissioner asked if those funds could be used in any way for housing the homeless. The Director suggested that if over years the WHA retained the funds allotted for new housing, after several years there may be enough to build a structure to house the homeless.

The Chairman asked about the press that the WHA was receiving a \$1.746 million dollar grant. The Director explained that figure is just the operational funding for the Authority, which before funding cuts was \$2.6 million.

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

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, noting that the assisted living resident count is now at 33 with twelve others in processing.

Two full time employees have left the Authority, one to retire and one to accept other employment. The employee in the accounting department will not be replaced. We will, however, advertise for the maintenance position and test to establish an employment list.

Commissioner Anthony asked about the maintenance position. The Director explained that by the time we test and interview, it may be October or November before we hire.

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 Commissioner Anthony.

The Deputy submitted his report as written, highlighting the Veteran's Memorial renovation work continuing; there are many unanticipated issues with these 50-year-old buildings. The Annual Plan and the Five Year Plan must be submitted. The ad will be in the paper for the public meeting, and the Resident Advisory Board will comment on August 28th. The public meeting will be held at 4:00 on October 10th, just before the 4:30 Board Meeting. RISE will be providing approximately \$335,000 in free work at Morin Heights; they were at Veteran's last week. The free work from RISE includes insulating attics, installing new LED flood light fixtures and the installation of 1500 compact fluorescent lights. Commissioner Lemieux asked if this was the same organization that years back provided energy saving refrigerators that all broke in short time. Yes; hopefully the bulbs and fixtures will be much better.

The Chairman asked about advertising for general trash pick-up. The Deputy indicated that there has been no response from the City since the last meeting. The contract with our current hauler is up; it is being advertised for general trash hauling, recycling and tipping fees included in base bid, but broken out. The Board will be asked to vote on whether or not to deduct the tipping fees from the PILOT when the time comes. The tipping fees will increase the WHA trash hauling fee by approximately \$40 - \$50k per year. Resource Recovery will determine whether the WHA pays a residential or commercial rate which is \$38 per ton vs. \$54 per ton.

The Chairman commended Security Director Bob Moreau for his quick, professional response to a wandering toddler at one of the family developments. Director Moreau secured the child and notified the police and authorities.

The Director reminded the Board that the October meeting is on the 10th, not the 17th, and that the public meeting for the Annual and Five Year Plan will be held at 4:00, immediately preceding the Board Meeting.

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

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

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort at 5:10 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director