

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting March 21, 2013 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse
Commissioner Sally Anthony
Commissioner Roger Bouchard
Commissioner Theresa Corbeille
Commissioner Janet Lemieux
Commissioner Bernadette Rochefort

Robert Kulik, Executive Director
Deputy Director, Duncan Speel
Commissioner Charles Baldelli - Absent
Attorney Michael Murphy

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

Chairman Lahousse welcomed new Commissioners Bouchard and Corbeille. He encouraged the two new Commissioners to get up to date on the workings of the WHA as soon as possible.

Commissioner Bouchard said he was anxious to see if there were any great changes since he sat as a Commissioner the first time, and that he was glad to be back.

4. Chairman Lahousse asked for a motion to accept the minutes for the regular meeting of February 21, 2013, and the minutes of the Executive Session of February 21, 2013. A motion was made by Commissioner Rochefort 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
Commissioner Anthony
 Commissioner Bouchard - Abstain
 Commissioner Corbeille - Abstain
Commissioner Lemieux
Commissioner Rochefort

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

Commissioner Anthony noted that the monthly total seemed much lower and asked if that had to do with assisted living. It depends on the timing of how the bills hit.

The Chairman explained that he reviews each bill and signs off for payment. Commissioner Bouchard asked if the Board was reviewing the bills, or authorizing payment. The Chair stated that the Board was reviewing; the bills have already been paid after his review and authorization. The Director invited all Commissioners to review the bills before payment if they choose.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
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 - D. A motion was made by Commissioner Rochefort 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
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
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 Commissioner Rochefort and seconded by Commissioner Anthony.

The Director submitted his report as written. He provided an update on the Assisted Living facility indicating that we are about two weeks out from completion of the kitchen and the dining room. The façade work will resume at Crepeau Court finishing up by early July at the latest. Through a grant the Boys and Girls Club of Woonsocket will be providing summer programs at Dunn Park and Cass Park for the children of our developments. The WHA has suffered a \$300,000 reduction in the Section 8 voucher program and may lose close to that much in public housing funding. As a result, the Director has implemented over \$160,000 in cost-saving measures which he outlined. It is wait-and-see with sequestration; there was some surplus in Section 8, and some lesser surplus in public housing, but unless something drastic happens, we should be okay.

The Chairman asked about the communication regarding furlough days. The Director said that memo referred to government HUD offices only. The Director mentioned some other potential cost-cutting measures he is considering for the WHA, if need be. The Director also said he is making a plan to go into union negotiations in a few months.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux
Commissioner Rochefort

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 Rochefort and seconded by Commissioner Anthony.

The Deputy submitted his report as written, highlighting façade work resuming at Crepeau Court, looking to finish up in a few months. The kitchen at St. Germain Assisted Living is about ready for state and fire inspections, to be scheduled within the next two weeks. Physical Needs Assessment Plan is up next year. The HUD rules have changed, but things are underway. The study for the Planning Grant with NeighborWorks Blackstone River Valley has begun with initial meetings on March 6 and 7.

Commissioner Bouchard asked about the grant; the Deputy explained that it is a planning grant only, awarded to NeighborWorks with the WHA as the co-applicant. The Director noted that the WHA has three members sitting on the Board. The Chairman explained that \$2.5 million dollars being spent at Veteran's was from the sale of the scattered sites; HUD mandated that those funds had to be used at Veteran's or would have been taken back.

Commissioner Lemieux asked about the count ready for assisted living. The Director said 21 ready to go, and 14 needing WHA approval.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux
Commissioner Rochefort

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 Rochefort and seconded by Commissioner Anthony.

The Chairman asked why the legal status reports were not included in the Board package. Fontaine and Croll was late in forwarding the reports to the WHA.

Commissioner Rochefort asked about active vs. inactive Section 8 tenants. The Director explained that much of the outstanding balance is when the tenants have been caught committing fraud.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux
Commissioner Rochefort

8. Report of Committees – None

9. Unfinished Business

A. The Chairman asked for a motion for Executive Session to be convened pursuant to R.I. Gen. Laws sec. 42-46-5(a)(3) for discussion regarding matters of WHA security, including but not limited to the deployment of security personnel, protections and devices.

A motion was made by Commissioner Rochefort and seconded by Commissioner Anthony. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux
Commissioner Rochefort

- B. The Chairman asked for a motion to seal the minutes in accordance with R.I. Gen. Laws sec. 42-46-4 and 42-46-5. A motion was made by Commissioner Rochefort 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
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux
Commissioner Rochefort

- C. The Chairman asked for a motion, in accordance with R.I. Gen. Laws sec. 42-46-4(b), that the vote taken regarding the closed session shall not be disclosed for the period of time during which its disclosure would jeopardize the WHA’s security issues and/or strategy pursuant to the discussions conducted under R.I Gen. Laws sec. 42-46-5(a). A motion was made by Commissioner Rochefort 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
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux
Commissioner Rochefort

10. New Business - None

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Rochefort and seconded by Commissioner Anthony at 5:33 p.m.

Roll call vote was unanimous.

Robert Kulik, Executive Director