

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting May 15, 2014 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

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

Robert Kulik, Executive Director  
Duncan C. Speel, Deputy Director - absent  
Attorney Michael Murphy  
Roger Bouchard - Absent

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2. Good and Welfare for the Audience
3. Good and Welfare for the Commissioners
4. The Chairman asked for a motion to accept the minutes for the April 17, 2014. A motion was made by Commissioner Baldelli 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 - abstain  
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 April 2014. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman 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 Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Corbeille  
Commissioner Lemieux

6. Chairman Lahousse asked for a motion to accept and place of file the Communications and Interest of the Authority, A-F. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

Commissioner Lemieux asked about approval of units off line at Veteran’s Memorial. The turnover is a bit slower than usual due to the high number of vacancies due to the 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 Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Corbeille  
Commissioner Lemieux

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 Rochefort and seconded by Chairman Lahousse

Commissioner Baldelli requested to go back to Communications to comment on the HUD correspondence regarding Robert Moreau’s inquiry regarding a conflict of interest for him, as a City Councilman, to apply for the position of Executive

Director or Deputy Director in the next year or so as those two positions become vacant due to retirement. The Chairman said he thought it was fair for Mr. Moreau to ask if it would be a conflict for him to apply for either of those positions. The Chairman commented that there would probably be five or six current employees interested in those positions when they become available and that Bob Moreau was just inquiring as to his eligibility. Commissioner Baldelli said he found it to be distasteful and he does not like it. He said the current Executive Director is doing an excellent job and he thinks someone looking for his job is unethical. The Chairman stated that Mr. Moreau might have to step down from the Council and wait a year and if the Executive Director and the Deputy are leaving in a year, Bob Moreau has a right to ask for that information. Commissioner Baldelli said he has never heard anyone make an announcement that they are leaving in a year. The majority of the Board commented that they were aware of the Director's contract expiring in a year. The Director commented that it has nothing to do with his leaving and he considers it to be distasteful too. Commissioner Baldelli said again that it is unethical and he would be one vote that Mr. Moreau would not get.

The Director reported that the Section 8 department again received High Performer status and gave accolades to that Department. The Director spoke about the Choice Neighborhood Grant subcommittee meeting. He asked Commissioner Lemieux her availability; she just asked for a couple of days' notice. She also reminded the Director that she will be out of town for the first two weeks of June. The Director noted the architect's review of Veteran's Memorial and said he would let the report speak for itself. The Director asked for the Board's feeling on automating the reception desk. The Director gave an overview and explained that the receptionist would still be at the window for walk-ins, overflow calls, and work orders. There was some discussion amongst the Board. The Director said while he is not in favor of automating the reception area, he is recommending it for efficiency reasons. The Board, after some discussion, agreed that eventually it will be more efficient to automate. The Director mentioned that the essays for the Frappier Scholarship are due this week. There will be a presentation at the June meeting of two awards, one to a resident of Morin Heights and one to a resident of Veteran's Memorial.

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

AYES

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

NAYS

7A. Report of the Deputy Director

Chairman Lahousse asked for a motion to accept and place on file, the report of the Deputy Director, for purposes of discussion. A motion was made by Commissioner Baldelli and seconded by the Commissioner Corbeille.

In the Deputy's absence, the Chairman asked if anyone had any questions. Commissioner Baldelli asked about the Boys and Girls Club expenditure of \$1016. The Executive Director said he already approved that item, for registration and transportation for 18 kids for summer camp for two weeks.

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

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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 Vice Chairwoman Rochefort and seconded by the Chair.

Commissioner Baldelli commented on accepting 35 vouchers into the Section 8 program. He asked if they all come to Woonsocket because it is the entitlement capital of Rhode Island, free rental, dental, mental, everything. Is this the kind of people we are attracting here? Commissioner Baldelli asked if we could, and the Director responded, no, we cannot limit the vouchers. These are port-ins and we cannot limit them. Commissioner Baldelli said it is sad for him to see the complexion of the community he grew up in changing like it is. Again, it was stated that we have no choice. The Commissioner said if you were a family man concerned about the well-being and education of your family, why wouldn't you take your voucher to East Greenwich or Barrington or Bristol? Commissioner Lemieux stated that there are no tenement houses in those communities for which a voucher would help pay the rent. Vouchers are not for public housing. Commissioner Baldelli said he would stand corrected.

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

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

A. Chairman Lahousse asked for a motion to approve the award of contract for the Physical Needs Assessment to the low, responsive, responsible bidder in the best interest of the Housing Authority: AEI Consultants. A motion was made by Commissioner Baldelli and seconded by Chairman Lahousse.

Procurement Officer Castrataro gave a brief overview of the HUD mandated assessment. Commissioner Lemieux asked if this was the energy audit: no. The Director spoke briefly about the REAC inspections currently underway at the WHA and the low scores that we are receiving because we just do not have the money to maintain the properties.

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

#### 11. Adjournment

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

Roll call vote was unanimous.

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David Lahousse, Chairman  
for Robert Kulik, Executive Director