

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting February 20, 2014 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

The Chairman asked for a moment of silence for Beatriz Grabowski, a WHA employee who passed away on February 14, 2014.

The Chairman asked for a moment of silence for resident Jeffrey Reyor who tragically died in a fire last Saturday.

Roll Call:

David Lahousse, Chairman
Bernadette Rochefort, Vice Chairwoman
Sally Anthony
Roger Bouchard
Theresa Corbeille
Janet Lemieux

Robert Kulik, Executive Director
Duncan C. Speel, Deputy Director
Attorney Michael Murphy
Finance Director Steven Mariano
Procurement Officer Susan Castrataro
Joe Garlick, NeighborWorks Blackstone River Valley
Kathy Dorgan, Dorgan Architecture & Planning
Commissioner Charles Baldelli – absent

2. Good and Welfare for the Audience
3. Good and Welfare for the Commissioners

Commissioner Lemieux asked if a cause of the fire at the high-rise had been determined. The Director said it is highly suspected to be smoking, but it cannot be definitively determined as the resident passed.

Vice Chairwoman made a motion to take out of order the report of the Deputy Director. The motion was seconded by the Chair. Roll call was unanimous.

The Deputy introduced Joe Garlick, NeighborWorks Blackstone River Valley and Kathy Dorgan, Dorgan Architecture & Planning who presented an overview and update on the Planning Grant. The next step is to select a development partner; the RFQ was issued; there has been some screening of those who expressed an interest. The deadline for the report is October, so time is of the essence. Ms. Dorgan suggested that the Board form a small subcommittee to make some of the key decisions such as if the WHA wants to sell the property to the development partner or whether the WHA wants to put the property on a long-term lease, etc. The responsibilities of the developer, the WHA, the tenants, etc. need to be divided out. Ms. Dorgan outlined the schedule month-by-month noting that there is much to be done but not much time.

The Chairman as asked the Director to explain to the Board why the WHA is in the situation it is with Veteran's Memorial. The Director explained that five years ago he started looking for an alternative at Veteran's because he knew that the Capital Fund money would never be enough to continue to keep Veteran's Memorial in decent shape. An outside study showed that the WHA should attempt to reduce the density at the VM development but there was great opposition from social service agencies in the City. HUD sent representatives from the Special Applications Center in Chicago. The SAC agreed that the properties were distressed, but considered the WHA's rehab estimates to be too high to consider. Then NeighborWorks came forward with the Planning Grant opportunity, and the WHA took advantage of that opportunity.

There was further discussion amongst the Board members about this complex issue. There was discussion about the one-for-one replacement plan so that there will not be a decrease in available units, although not all of the units need to be at Veteran's Memorial. Commissioner Bouchard asked about available developers. Ms. Dorgan said there are two prospective companies, but one cannot be selected until the WHA determines what the deal looks like. The Chairman suggested forming a subcommittee and getting the attorney involved for input. The Director suggested that the WHA might need an attorney with this expertise. Ms. Dorgan said absolutely.

Chairman Lahousse asked for a motion to appoint a subcommittee of three Commissioners to study the Choice Neighborhoods Planning Grant. Commissioner Anthony made the motion and proposed Chairman Lahousse, Commissioner Bouchard and Commissioner Lemieux. Vice Chairwoman Rochefort seconded the motion.

A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

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

The Deputy concluded his report as submitted noting the green physical needs assessment, management needs assessment and energy study that will need to be completed. He also noted that the systems and personnel all worked well at the fire in apartment 705 for a rapid clean-up and preventing any other residents from being affected.

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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

4. The Chairman asked for a motion to accept the minutes for the 1) Special Meeting of January 6, 2014 2) Executive Session of January 6, 2014 3) Regular Meeting of January 16, 2014 4) Executive Session of January 16, 2014. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Corbeille.

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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of January 2014. A motion was made by Vice Chairwoman Rochefort 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 Bouchard
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. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Lemieux.

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 Bouchard
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 Vice Chairwoman Rochefort and seconded by Commissioner Lemieux.

The Director let his report speak for itself noting that he and the Chairman met with City officials to discuss CHDOs. The Board would have to approve a CHDO which is a community development plan. There are stipulations regarding fund distribution for administrative expenses. If the City could cover the administrative expenses, the WHA could consider it.

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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

7A. Report of the Deputy Director

Taken out of Order

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 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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

8. Report of Committees – None

9. Unfinished Business – None

10. New Business

A. Chairman Lahousse asked for a motion to accept Resolution #1128; Approval of the 2014 Operating Budget. A motion was made by Vice Chairwoman Rochefort 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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

B. Chairman Lahousse asked for a motion to approve the Collective Bargaining Agreement with AFSCME. A motion was made by Commissioner Corbeille 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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

C. Chairman Lahousse asked for a motion to approve the Collective Bargaining Agreement with Teamsters. A motion was made by Vice Chairwoman 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
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

The Vice Chairwoman asked for the status of the IT bid. The Procurement Officer indicated that the bid is out due, in February 27th. No bids have been received yet.

The Chairman asked which Commissioner would like to sit on the IT review committee; Commissioner Bouchard. The Chair asked who would like to sit on the A&E review committee; Commissioner Corbeille.

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony at 5:54 p.m.

Roll call vote was unanimous.

Robert Kulik
Executive Director