

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting April 17, 2014 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Sally Anthony  
Charles Baldelli  
Roger Bouchard  
Theresa Corbeille  
Bernadette Rochefort

Robert Kulik, Executive Director  
Duncan C. Speel, Deputy Director  
Attorney Michael Murphy  
David Lahousse, Absent  
Janet Lemieux – arrived 4:34 p.m.

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2. Election of Chair

Secretary asked for nominations for Chairperson. Commissioner Baldelli nominated David Lahousse. Commissioner Anthony seconded the nomination.

The Secretary asked twice for other nominations for Chairperson. Hearing none, the Secretary closed the nominations.

There was no further discussion. A roll call vote was taken on the nomination of David Lahousse as Chairman. The following were the “Ayes” and “Nays”.

AYES

NAYS

Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Rochefort

3. Election of Vice Chair

The Secretary asked for nominations for Vice Chairperson. Commissioner Baldelli nominated Bernadette Rochefort.

The Secretary asked twice for other nominations. Hearing none, the Secretary closed the nominations.

There was no further discussion. The following were the “Ayes” and “Nays”.

AYES

NAYS

Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux  
Commissioner Rochefort

3. Good and Welfare for the Audience
4. Good and Welfare for the Commissioners
5. The Vice Chairwoman asked for a motion to accept the minutes for the March 20, 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

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

6. Vice Chairwoman Rochefort asked for a motion to accept the bills paid for the month of March 2014. A motion was made by Commissioner Corbeille and seconded by Commissioner Baldelli.

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

AYES

NAYS

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

7. Vice Chairwoman Rochefort asked for a motion to accept and place of file the Communications and Interest of the Authority, A-C. 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

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

8. Report of the Secretary

Vice Chairwoman Rochefort 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 Commissioner Lemieux.

The Director reported the first state inspection of the Assisted Living facility. The inspector did not report any violations, just a few minor items that need to be looked at. The Director attributed the positive report to both the WHA and United Methodist staff.

Commissioner Baldelli asked if the Housing Authority could do something to improve the backyard of St. Germain Manor, to expand it and make it more park-like. He asked the Director and the Board to consider even buying the broken down three-decker house next door. The Director stated that he would like to build a four-season room, but the cost is approximately \$250,000, and the WHA does not have the money. Commissioner Baldelli said he would like a park-like backyard, not a four-season room. The Director said he will look to spruce up the backyard. Commissioner Anthony noted that these were two different things, a nice yard and a four-season room. The Commissioner then asked of this was the room to replace the space that residents of St. Germain feel they lost when

Assisted Living moved in. The Director said it would be more of a function room where what is there now is more of a dining room. Commissioner Anthony asked if the four-season room would be for all residents. Yes, the building is for all residents. The Deputy added that the four-season room would allow residents to have some private space for family functions, and the WHA intends to do some landscaping work in the back. Commissioner Anthony asked if it was still a big complaint that the residents lost their space. The Deputy said it is better now; they have a coffee area and bingo space. Commissioner Lemieux asked if they had a microwave. The Director said they are planning to get one.

The Director spoke about the poor condition of the family developments and said the Board needs to think hard about the Choice Neighborhoods grant as the option to fix the developments.

Vice Chairwoman Rochefort asked if there were going to be more apartments converted to Assisted Living units. The Director said he is waiting for the Waiting List to get about 15 applicants on it before bringing that possibility to the Board. He said in the next ten years he would like to see the whole building converted. The Vice Chair commented that non Assisted Living residents have no kitchen facility. The Director said they can have events catered; the Deputy said big functions at the Assisted Living facility are open to all residents of the building.

Commissioner Baldelli asked why we were talking about putting money into units that could not meet code and why there was just not a plan to raze those properties? The Director explained about the \$300,000 Planning Grant award with Choice Neighborhoods that happened in Commissioner Baldelli's absence.

Commissioner Lemieux asked about the Gerry Frappier Scholarships. She did not interpret the letter in the Board package to say one award to a Morin Heights resident and one to a Veteran's resident. The Director clarified that it is the intent to award one and one. If no one from one development applies, the Director will come back to the Board to ask if they wish to award two to residents of the same development.

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

AYES

NAYS

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

7A. Report of the Deputy Director

Vice Chairwoman Rochefort 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 Anthony.

The Deputy submitted his report as written. He stated that there is an ACOP resolution under new business. The Deputy gave an explanation of the Permissive Deduction. There was some discussion among the Commissioners.

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

AYES

NAYS

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

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7B. Reports of Direct Staff, Legal and Financial

Vice Chairwoman Rochefort 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 Vice Chairwoman Rochefort.

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

AYES

NAYS

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

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8. Report of Committees – None

9. Unfinished Business – None

10. New Business

- A. Vice Chairwoman Rochefort asked for a motion to approve Resolution #1130: ACOP revision “XV. Determining Income and Rent.” A motion was made by Commissioner Baldelli and seconded by Commissioner Bouchard.

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

AYES

NAYS

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

- B. Vice Chairwoman Rochefort asked for a motion to approve Resolution #1131: Approval to update the Statement of Significant Amendment on the PHA plan. A motion was made by Commissioner Baldelli and seconded by Commissioner Bouchard.

Commissioner Lemieux asked for an explanation which the Deputy provided. The WHA is now required to make a Significant Amendment to the Five Year Plan and to the ACOP upon receiving its Capital Fund monies.

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

AYES

NAYS

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

- C. Vice Chairwoman Rochefort asked for a motion to approve the award of contract for Architectural and Engineering services to the low, responsive, responsible bidder in the best interest of the Authority: William Starck Architects, Inc., Fall River, MA. A motion was made by Commissioner Baldelli 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

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

- D. Vice Chairwoman Rochefort asked for a motion to approve a change to the 2013 Capital Fund Grant Allocation. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

Commissioner Corbeille asked about the domestic hot water system problem at Kennedy Manor. The Deputy explained that the system needs to be replaced because it is corrosive at a cost of \$100,000.

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

AYES

NAYS

Vice Chairwoman Rochefort  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Corbeille  
Commissioner Lemieux

Commissioner Bouchard asked if we were forced to close a high-rise, is there one that is in worse condition than the others. The Director replied that if we were in that situation, we would look to close the building where we make the least amount of money; at this point it is Parkview Manor with 127 units. Commissioner Bouchard asked which is the oldest highrise: Parkview.

## 11. Adjournment

Vice Chairwoman Rochefort asked for a motion to adjourn. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony at 5:24 p.m.

Roll call vote was unanimous.

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Robert Kulik  
Executive Director