

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting August 21, 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
Roger Bouchard
Theresa Corbeille
Janet Lemieux

Robert Kulik, Executive Director - absent
Duncan C. Speel, Deputy Director
Attorney Joseph Rodio

The Chairman asked for a motion to take New Business Item A. Commendation of two security department employees, out of order. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony. Roll call was unanimous.

Security Director Robert Moreau summarized the efficient and professional actions Dispatched David Yacino and Assistant Security Director Roger Biron took on July 23, 2014 that lead to the apprehension of a suspected assailant on one of the WHA properties. Both security employees were presented with a Certificate of Appreciation.

2. Good and Welfare for the Audience - none
3. Good and Welfare for the Commissioners - none
4. The Chairman asked for a motion to accept the minutes for the regular meeting of June 19, 2014. 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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of June 2014 and July 2014. 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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

6. Communications and Interest of the Authority – none
7. Report of the Secretary

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 Anthony and seconded by Chairman Lahousse.

The Deputy reported on the Choice Neighborhoods development grant; A&E services for the porch decks at Parkview and the smoke barriers at Morin Heights; AEI Consultants’ work on the 5-year Green Physical Needs Assessment (GPNA) and Energy Survey; the 5 year plan; and bed bug inspections.

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 Bouchard
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 the Commissioner Anthony.

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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

8. Chairman Lahousse asked for a motion to receive, for the purposes of discussion, the Report of Committees. A motion was made by Vice Chairwoman Rochefort and seconded by the Commissioner Anthony.

Deputy Speel summarized that there is no agreement yet with NeighborWorks. They are still working on the MoU. Once the MoU is finalized it will be presented to the Board for approval. The goal is to develop the properties to the highest and best use in the best interest of the WHA, the City of Woonsocket, and the residents.

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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

9. Unfinished Business – Approval to sell the 2006 Ford Five Hundred. The Chairman asked for a motion to withdraw the motion to sell the 2006 Ford Five Hundred. A motion was made by Vice Chairwoman 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
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

10. New Business

- A. Commendation of two Security Department employees. (Taken out of order).
- B. Chairman Lahousse asked for a motion to award the contract for bed bug inspections to Arrest-A-Pest in the amount of \$12,988 which will cover all 1207 units at all six locations. 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
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

- C. Chairman Lahousse asked for a motion to approve extending the contracts for legal services for a period of one year. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

There was some discussion. The Chairman indicated that there was too much going on at the Housing Authority at this time to change such important services at this time. The Deputy said the landlord and labor attorney bids were advertised, as well as the real estate bid. He indicated that there would be communication to the landlord and labor attorneys who expressed an interest that the WHA is not interested at this time. 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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

- D. The Chairman asked for a motion for approval the Agreement with “The Haven of Grace” for the Homework Club for \$30,870. A motion was made by Commissioner Baldelli and seconded by Vice Chairwoman Rochefort.

Commissioner Lemieux asked exactly what Haven of Grace does and why it costs the WHA \$30,870. The Deputy explained that they are a non-profit that provides after-school homework services to our resident students.

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 Bouchard
Commissioner Corbeille

Commissioner Lemieux

- E. The Chairman asked for a motion for Executive Session to be convened pursuant to R.I. Gen. Laws § 42-46-5(a)(1) for discussion of job performance and personnel matters regarding the Executive Director. 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
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Baldelli
Commissioner Bouchard
Commissioner Corbeille
Commissioner Lemieux

- F. 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 Vice Chairwoman Rochefort and seconded by the Chair.

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 Bouchard
Commissioner Corbeille
Commissioner Lemieux

G. The Chairman asked for a motion to approve the Agreement with the Executive Director. A motion was made by the Chair 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 Bouchard
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 Chairwoman Rochefort at 5:45 p.m.

Roll call vote was unanimous.

Duncan C. Speel
Deputy Director