

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Special Meeting October 30, 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
Roger Bouchard
Janet Lemieux

Duncan C. Speel, Deputy Director
Attorney Joseph J. Rodio, Sr.
Attorney Joseph J. Rodio, Jr.
Stephen Vadnais
Charles Baldelli - Absent
Theresa Corbeille -Absent

2. New Business

- A. Chairman Lahousse introduced Stephen Vadnais, Executive Director of the Pawtucket Housing Authority who was in attendance to present a proposal to serve as a consultant to the WHA Board in its search for an Executive Director.

Mr. Vadnais presented his ideas on what qualifications the WHA Board should consider in its search for an Executive Director. He discussed how that role has changed and will continue to change as traditional public housing evolves. Mr. Vadnais' presentation also included discussion of preparing the help wanted ad, where and when to advertise, who receives applications, rating and ranking criteria, the interview process, negotiating a contract with the new ED, salary and benefits package, moving expenses and residency.

After lengthy discussion, the Chair asked for a motion to enter into an agreement with Stephen Vadnais for the purpose of hiring him to assist the WHA Board of Commissioners in their search for an Executive Director. The Agreement shall not exceed \$5,000, excluding expenses.

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 Bouchard
Commissioner Lemieux

- B. Chairman Lahousse asked for a motion to discuss the assisted living issue and its compliance with IRS publication 502 (medical deductions). A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Bouchard.

Attorney Rodio explained that he and Deputy Speel have been working with HUD to develop a form to conform with IRS Publication 502. HUD originally agreed that if the WHA complied with 502, HUD would accept it. Attorney Rodio took language from IRS Pub 502 and incorporated it into the medical release form. HUD then requested a legal opinion on that document. Attorney Rodio offered that the only legal opinion he can offer is that the WHA complied with HUD's request. It is up to HUD to determine if it is legal. There will be further discussion with HUD and possibly other PHAs in a similar circumstance. Commissioner Lemieux suggested calling National HUD. The Deputy said he is waiting for a return call from two other housing authorities before he goes that route.

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 Lemieux

- C. The Chairman asked for a motion to issue an RFQ for the Master Development of Veterans Memorial Housing complex pursuant to the terms and conditions in the appended exhibit and subject to WHA board approval of the award. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Bouchard.

Attorney Rodio explained that this item is a housekeeping issue as the Board did not initially approve the RFQ that was issued by NeighborWorks. Commissioner Lemieux suggested that it looks like a set-up. The Deputy explained not because the entire process is documented, except for the Board's approval.

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 Lemieux

- D. The Chairman asked for a motion to authorize the WHA to negotiate a joint venture, called the "Woonsocket Choice Neighborhoods Planning Partnership", with NeighborWorks Blackstone River Valley for the purpose of developing the Veterans Memorial Housing Complex. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Bouchard.

Commissioner Lemieux asked for a clarification on who exactly is Woonsocket Choice Neighborhoods Planning Partnership. It is the partnership of the WHA and NeighborWorks Blackstone River Valley.

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 Lemieux

- E. There was some discussion about engaging an appraiser to evaluate Veterans Memorial. In order to agree to do something with Veterans, the WHA needs to know the value of the property. Attorney Rodio explained that while the Lead Applicant may go out for bid and pay for the appraiser, the WHA (Secondary Applicant) has to ensure that the appraiser does not give an appraisal that is more favorable to one side or the other. Therefore, the two get the appraisal jointly, thus satisfying the Board's fiduciary responsibility.

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Bouchard and seconded by Commissioner Anthony
5:24 p.m.

Roll call vote was unanimous.

Duncan C. Speel
Deputy Director