

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting March 19, 2015 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

Attorney Joseph J. Rodio, Sr.
Attorney Joseph J. Rodio, Jr.
Patrick Morganelli
Robert Moreau
Christine O'Connor

Charles Baldelli -absent
Theresa Corbeille –absent
Janet Lemieux - absent

2. Good and Welfare for the Audience – Lucienne Cote, 218 Pond Street, Apt. 208, Woonsocket, RI spoke on the matters of 1) Residents not using enclosed pet carriers and not using elevator specifically posted for use by pet owners; do all new residents get a copy of the Pet Policy 2) Rumors that there will be a vote tonight to keep the trash shoot unlocked at all times, not just on the weekends, and the noise the compactor below her apartment makes at all hours of the night, disturbing her and her husband's sleep; 3) Noise from the recycling activity at the bins under her windows; 4) Residents sitting in the lobby making inappropriate comments to others; 5) The lack of a manager in the three high-rise buildings besides Kennedy Manor.

The Executive Director stated that he will meet with Mrs. Cote at the Board of Tenant Affairs meeting later tonight. Mrs. Cote will walk the Director around the building to point out these areas of concern.

3. Good and Welfare for the Commissioners

The Chairman played a recording from the Woonsocket City Council meeting on Monday night in which Council President Albert Brien expressed his displeasure at the WHA Board's process used to hire the new Executive Director (who is not a Woonsocket resident) by hiring an outside individual and assigning their responsibility for the hiring task to that individual; with the fact that the announcement of the new Executive Director was made by the WHA's legal counsel rather than the Chairman of the Board; and the fact that the legal counsel will now be hired by the WHA, creating a blatant conflict of interest. The Council President stated that he will have conversation with HUD regarding this matter.

The Chairman clarified that the Board was in fact the hiring committee for the Executive Director position after the consultant had screened and ranked all submissions. Chairman Lahousse also clarified that both he and Attorney Rodio spoke to the reporter from The Call to provide information regarding the new Director.

4. The Chairman asked for a motion to accept the minutes for the regular meeting of February 19, 2015. 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

5. Chairman Lahousse asked for a motion to accept the bills paid for the month of February 2015. A motion was made by Commissioner Bouchard and seconded by Commissioner Anthony.

Vice Chairwoman saw rent refunds for three Assisted Living residents and asked the statuses of the vacancies at that location. The Chairman indicated that the Director would address that issue in his report.

Commissioner Bouchard asked if the Board could eliminate the roll calls. Attorney Rodio said he would look that and report back next month.

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

6. Communications and Interest of the Authority – none
7. Chairman Lahousse asked for a motion to accept and place on file, for the purposes of discussion, the report of the Deputy Director. A motion was made by Commissioner Anthony and seconded by Vice Chairwoman Rochefort.

The Chairman commented on Duncan's last week and how pleased Duncan seemed with his send off from all of his friends at the WHA.

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

8. 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 Anthony and seconded by Vice Chairwoman Rochefort.

The Director presented an update on his first nine days at the WHA. He said he has met with most of the staff and tonight will be attending a resident meeting. He spoke about development and noted that he has already had a meeting with Blackstone Valley Neighborworks during which the Choice Neighborhood Plan Grant application was discussed. The extension for that application goes until December 2015, and bi-weekly meetings have been scheduled. He spoke of the WHA having control of the timing on the Community Implementation Grant. Blackstone Valley Neighborworks understands that it is up to the WHA on what we want to do. The RAD application was submitted to HUD in December 2013 and is sitting waiting for its turn. The WHA would need to partner with a developer for that program; the Director will be contacting HUD to learn more about options. Commissioner Bouchard asked about his meeting with Neighborworks, and asked if felt up to the task. The Director indicated that the meeting was a very positive and he feels even more confident after this initial meeting. The Director mentioned the Emergency Safety and Security Funding application that was put on hold for the new ED. With Bob Moreau's assistance

and, the application was completed and submitted just under the wire. There is another grant available for FEMA funding for the inclement weather this past January. Information is being gathered and will be completed soon. The Director noted that he is in the process of collecting data on different programs, demographics, annual funds paid to Woonsocket vendors, etc. to get a better understanding of the WHA and what programs and systems need to be improved upon. The Chairman asked Board members who receive requests for information regarding housing, waiting list status, etc. from Senators, City Hall, etc., refer the caller to the Executive Director so that he is aware of what is happening and can make the proper decisions. Regarding the Finance Director, it was decided that the position needs to be re-advertised in housing professional organization as there were no strong candidates in the first submissions. That delay in hiring may result in some temporary reassigning of duties and oversight for day to day activities.

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

AYES

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard

NAYS

9. Report of Committees – none

10. Unfinished Business - none

11. New Business –

- A. The Chairman asked for a motion to award the contract for Independent Public Accountants Audit Services to the low, responsive, responsible bidder in the best interest of the Housing Authority to Guyder Hurley for \$10,800 per year. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

The Chairman asked for the top three bidders and quotes to be listed on all award requests in the future.

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 Bouchard

NAYS

11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Bouchard and seconded by Commissioner Anthony 5:56 p.m.

Roll call vote was unanimous.

Patrick A. Morganelli
Executive Director