

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting of March 17, 2016 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  
Pauline Clancy  
Marc Dubois

Christine O'Connor, Acting Executive Director  
Robert Moreau, Director, Security and Facilities  
Attorney Joseph Rodio, Jr.  
Charles Baldelli - absent

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2. Good and Welfare for the Audience – none.
3. Good & Welfare for the Commissioners – none.
4. The Chairman asked for a motion to accept the minutes of the regular meeting of February 11, 2016 and the Executive Session of February 11, 2016. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony. The Board unanimously voted (6-0) to accept.
5. On motion by Commissioner Dubois and seconded by Commissioner Clancy, the Board unanimously voted (6-0) to accept bills paid for the month of February 2016.
6. Communications and Interest of the Authority - none.
7. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the report of the Secretary. On a motion by Vice Chairwoman Rochefort and seconded by Commissioner Anthony, the Board unanimously voted (6-0) to accept.

Acting Director O'Connor submitted her report as written updating the Board on an upcoming HUD visit on March 28<sup>th</sup>. The representatives have a survey and may visit some WHA properties. The Acting Director discussed having to adjust a Capital Fund project due to funding obligation deadlines; the Strategic Planner RFP for Veteran's Memorial being ready to advertise; Beekman Securities, Inc. presentation scheduled for the April meeting; the Gerard Frappier Scholarship award possibly being changed to a laptop rather than a cash award to the school (pending 1099 research); the Resident Handbook Committee's initial meeting and the creation of two handbooks being worked on; IT research into automating the work order and unit inspection process; high-rise resident meetings, two held, two more to be scheduled; April meeting is the WHA's Annual Meeting.

The Chair asked for a motion to amend the Acting Director's report Capital Funding section, redacting the words after "project" to before the comma. Commissioner Dubois made the motion which was seconded by the Vice Chairwoman. The Board unanimously voted (6-0) to accept the amended report.

8. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the report of the Director of Security and Facilities. On a motion by Commissioner Dubois and seconded by Vice Chairwoman Rochefort, the Board unanimously voted (6-0) to accept.

Director Moreau submitted his report as written commenting on the recent drug raid and the fact that of the 31 arrested, 11 gave WHA addresses as their home address, but actually only 3 were WHA residents. The files of those three have been sent to the attorney for eviction along with the files of eight other residents who were either harboring those who were arrested, or buying drugs from them. The Director noted that the raid was a very successful effort to clean up the entire City, not just WHA properties. The Board commended all involved in the raid. Commissioner Bouchard asked the Director if he felt that the WHA needed additional cameras or other security efforts at the family developments to monitor activity. The Director indicated that he has just applied for a grant for \$250,000 to enhance the current system at one of the family developments. Vice Chairwoman Rochefort suggested a camera on each floor at the elevator areas in the high-rises. Commissioner Clancy raised the issue of residents loitering in the main lobby area of the high-rises. The Director indicated that the issue will be addressed by the Acting Director during the HUD visit. The lobby issue is the same at all high-rises. The Board unanimously voted (6-0) to accept the report.

9. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the reports of the Direct Staff, legal and financial. On a motion by Commissioner Anthony and seconded by Vice Chairwoman Rochefort, the Board unanimously voted (6-0) to accept.

10. Report of Committees – none

11. Unfinished Business - none

12. New Business

- A. The Chairman asked for a motion to approve the Award of contract for Refuse & Recycling hauling at all property locations in the amount of \$59,051 to the low, responsive, responsible bidder in the best interest of the Housing Authority, Patriot Disposal Company, Inc.

A motion was made by Commissioner Anthony 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 Bouchard  
Commissioner Clancy  
Commissioner Dubois

- B. The Chairman asked for a motion to approve the Award of contract for A&E services for the Kennedy Manor roofing system (using the State of Rhode Island MPA) to William Starck Architects, Inc. for a fee of \$44,250.

A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

Vice Chairwoman asked if this fee is just architecture services; yes.

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 Clancy  
Commissioner Dubois

C. The Chairman asked for a motion to enter executive session:

- 1) Pursuant to RIGL 42-46-5(a)(2) session pertaining to litigation
- 2) Pursuant to RIGL 42-46-5(a)(1) discussions of the job performance of a person or persons.

The persons being discussed have, in writing, been given the option of having the discussion held in open session and have declined.

A motion was made by Commissioner Dubois and seconded by Commissioner Clancy. 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 Clancy  
Commissioner Dubois

Chairman Lahousse asked for a motion to seal the minutes in accordance with R.I. Gen. Laws §§42-46-4 and 42-46-5. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Clancy.

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 Clancy  
Commissioner Dubois

For the record the Board voted unanimously to appoint Christine O'Connor as Executive Director, effective immediately, discussed the basic terms of an employment agreement with the new Executive Director and instructed legal counsel to prepare an agreement for review and approval at the next meeting.

### 13. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Anthony and seconded by Commissioner Dubois at 6:10 p.m.

Roll call vote was unanimous.

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David Lahousse  
Chairman

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