

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting of May 19, 2016 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman  
Marc Dubois, Vice Chairman  
Sally Anthony  
Charles Baldelli  
Roger Bouchard  
Pauline Clancy

Christine O'Connor, Executive Director  
Robert Moreau, Director, Security and Facilities  
Charles Lynch, Finance Director  
Attorney Joseph Rodio, Jr.  
Bernadette Rochefort - absent

-----

2. Good and Welfare for the Audience – none.
3. Good and Welfare for the Commissioners

Commissioner Anthony thanked everyone for the sympathy plant she received from the WHA Board and Staff for the passing of her mother.

Commissioner Clancy asked if the trees would be trimmed at Kennedy Manor, and noted that the lines in the parking lot need repainting.

Director Moreau responded that the grounds would be cleaned and trees trimmed at Kennedy Manor. Director Moreau stated he would assess the parking lot to see if the lines for parking spaces needed repainting.

Commissioner Baldelli stated that Mayor Baldelli- Hunt was pleased that her Administration and the WHA would be working on promoting recycling to its residents as well as many more endeavors in the future.

4. The Chairman asked for a motion to accept the minutes of the regular meeting of April 21, 2016, and the Executive Session of April 21, 2016 as well as the Emergency Meeting of May 2, 2016. A motion was made by Commissioner Anthony and seconded by Commissioner Clancy. The Board unanimously voted (6-0) to accept.
5. On motion by Commissioner Baldelli and seconded by Commissioner Anthony, the Board unanimously voted (6-0) to accept bills paid for the month of April 2016.
6. On motion by Vice Chairman Dubois and seconded by Commissioner Clancy, the Board unanimously voted (6-0) to accept the Communications and Interest of the Authority, A & B.
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 Commissioner Baldelli, and seconded by Commissioner Clancy, the Board unanimously voted (6-0) to accept.

Director O'Connor submitted her report as written highlighting the recent SEMAP management scores. In 2014 WHA had a standard rating, but after the Authority's employees concerted effort in 2015 the WHA received the high performance standard.

Director O'Connor informed the Board that she met with Mayor Baldelli-Hunt to discuss a joint venture on recycling. The City of Woonsocket has purchased refillable water bottles and would like to partner with the WHA in educating and promoting recycling at an upcoming event. Director O'Connor agreed WHA would provide a light lunch. Pot pies were suggested as the meal because they would be a useful recycling training tool as they are contained in a recyclable pie plate and eaten with a plastic fork.

The Director discussed that Strategic Planning RFQ that only one bid came back. The Director felt it would be in the best interest of the Authority to expand the scope of the RFQ to include all WHA properties not just Veteran's Memorial thus recommending changing the scope and to re-advertise.

Director O'Connor expressed her displeasure with the lack of applicants for the Frappier Scholarship. Only one person applied for the (2) available scholarships. In addition the application did not merit awarding a \$2000 scholarship. The Director felt that revisiting the criteria for scholarship recipients would be a priority for the coming year.

Commissioner Bouchard remarked that he felt the Executive Director should have discretion when choosing a scholarship recipient. Commissioner Bouchard asked the Chairman if a vote was necessary to grant the Executive Director discretion to award or not to award the scholarships. Chairman Lahousse stated a vote was not necessary.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairman Dubois  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Clancy

A. Chairman Lahousse asked for a motion to approve and place on file for the purposes of discussion, the report of the Director, Security and Facilities. On a motion by Commissioner Baldelli, and seconded by Commissioner Anthony, the Board unanimously voted (6-0) to accept.

Director Moreau submitted his report as written highlighting that the main office landscaping had begun. The new wall was in place, seal coating and striping the parking lot would follow.

Director Moreau discussed the Kennedy Manor roof. The project is starting the first week of July. Additionally 12 more parking spaces at the building adjacent to Kennedy Manor will need to be leased for the term of this project.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairman Dubois  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Clancy

B. Chairman Lahousse asked for a motion to approve and place on file for the purposes of discussion, the report of Direct Staff, Legal & Financial. On a motion by Commissioner Anthony, and seconded by Commissioner Baldelli, the Board unanimously voted (6-0) to accept.

8. Report of Committees - none.

9. Unfinished Business – none.

10. New Business

A. The Chairman asked for a motion to approve a presentation by Finance Director Lynch regarding bond financing. A motion was made by Commissioner Baldelli and seconded by Commissioner Anthony.

Director Lynch presented the Board with a summary of (4) bond financing options including the one from Beekman Securities, Inc. After his presentation, Director Lynch asked the Board if they had any questions or comments.

Director O'Connor, Director Moreau, Chairman Lahousse, Commissioner Bouchard all expressed that the first three options provided by Beekman Securities, Inc. are not the best options considering the Authority strong financial picture. Chairman Lahousse's recommendation was to refinance for only the current term of the bond as noted in option (4) of the summary presented by Director Lynch.

Commissioner Bouchard stated he would like to see more competitive bids considering the fees discussed by Beekman Securities. Attorney Rodio commented an option for the Board would be to solicit bids to see what competition would be out there for refinancing options with lower fees. Attorney Rodio reiterated to the Board that the Executive Director has the authority to put this out to bid and it would come back to the Board for approval.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairman Dubois  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Clancy

- B. Chairman Lahousse asked for a motion to approve the award of contract for Architecture & Engineering Services to William Starck Architects, Inc. for Capital Fund projects at all property locations and to Edward Rowse Architects, Inc. as a second resource.  
On a motion by Commissioner Anthony and seconded by Commissioner Baldelli, the Board unanimously voted (6-0) to accept.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairman Dubois  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Clancy

- C. Chairman Lahousse asked for a motion to approve the purchase of (24) air conditioners for \$12,360 at Bellingham Electric. A motion was made by Commissioner Baldelli and seconded by Commissioner Clancy, the Board unanimously voted (6-0) to accept.

Director Moreau remarked that he was pleased with the discount from Bellingham Electric and stressed the importance to buy local to help our local small business owners. Vice Chairman Dubois and Commissioner Bouchard echoed the same sentiment.

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

AYES

NAYS

Chairman Lahousse  
Vice Chairman Dubois  
Commissioner Anthony  
Commissioner Baldelli  
Commissioner Bouchard  
Commissioner Clancy

D. Clerical Error- no discussion

## 11. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Vice Chairman Dubois and seconded by Commissioner Baldelli at 5:14 p.m.

Roll call vote was unanimous.

---

Christine O'Connor  
Executive Director