

THE HOUSING AUTHORITY OF
THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting of October 13,2016 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman

Sally Anthony

Roger Bouchard

Pauline Clancy

Christine O'Connor, Executive Director

Robert Moreau, Director, Security and Facilities

Charles Lynch, Finance Director

Attorney Joseph Rodio, Jr.

Vice Chairman Marc Dubois - absent

Commissioner Charles Baldelli- absent

Commissioner Bernadette Rochefort -absent

Director O'Connor asked for a moment of silence to honor the passing of former WHA Commissioner John Notarangelo

2. Good and Welfare for the Audience - none
3. Good and Welfare for the Commissioners - Commissioner Anthony informed the Board that she was very impressed with the landscaping and flowers at Parkview Manor. She had an opportunity to see the grounds while parking at Autumnfest and was very impressed with the overall look of the building and grounds.

Chairman Lahousse requested the Board change the November Board Meeting to November 10th as he will be out of the state on the regular meeting date of November 17th.

4. The Chairman asked for a motion to accept the minutes of the regular meeting of September 15, 2016 and the Executive Session minutes of September 15, 2016. A motion was made by Commissioner Anthony and seconded by Commissioner Clancy.. The Board unanimously voted (4-0) to accept.
5. On motion by Commissioner Clancy and seconded by Commissioner Anthony, the Board unanimously voted (4-0) to accept bills paid for the month of September 2016.

6. On motion by Commissioner Anthony and seconded by Commissioner Clancy, the Board unanimously voted (4-0) to accept the Communications and Interest of the Authority.
Director O'Connor briefly explained the Award that WHA received from HAI Group. The Director stated this award was for the WHA achieving a low loss ratio in general liability claims for the years 2012 thru 2014.
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 Anthony, and seconded by Commissioner Clancy, the Board unanimously voted (4-0) to accept.

Director O'Connor submitted her report as written highlighting that the Annual and Five Year Plan is on the agenda for approval. No further discussion is necessary as Director Moreau outlined the Plan in detail during the Public Meeting prior to this meeting. The Director went on to report to the Board that the Section 8 waiting list was open on September 19th for 2 hours only and approximately 3500 applications were handed out. As of October 5th, 2548 applications have been returned to the WHA and the staff is working overtime to input the applications into the system to establish a new waiting list.

The Director gave a detailed overview of The Concourse Group's onsite visit on October 4th. The Group's consultants toured the 2 (two) family developments. After assessing the repairs needed at the developments, The Concourse Group proposed a course of action that would start with getting the RAD (Rental Assistance Demonstration) back and will supply the Authority with a feasibility study by November 18th. The Director was reticent to agree with the initial direction proposed by the Concourse Group, but is looking forward to reviewing the feasibility study next month.

Director O'Connor stated the Authority has begun union negotiations with the AFSCME Union. The Director has negotiated with AFSCME on 3 separate occasions and the process is moving forward and all parties involved are negotiating in an amicable fashion. A meeting is scheduled with the Teamsters Union on October 19th.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

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 Clancy, and seconded by Commissioner Anthony, the Board unanimously voted (4-0) to accept.

Director Moreau submitted his report as written highlighting the maintenance department repaired approximately 50 (fifty) door frames at Morin Heights that required removal of lead paint. The Director was very proud of the WHA maintenance crew for making these repairs which resulted in a huge cost savings to the Authority.

Director Moreau responded to Commissioner Bouchard's request for further information regarding the offenses that have occurred on WHA property that resulted in a response from local law enforcement. The report Director Moreau referenced was for all offenses that occurred in Woonsocket in 2015. There were 2159 physical and criminal complaints logged in by the Woonsocket Police Department of which 21 were calls made in regards to Morin Heights. Commissioner Bouchard was relieved to hear that less than 2% of the calls made to the Woonsocket Police Department were from Morin Heights.

Director Moreau told the Board he would provide this information again for 2016 and include both family developments at the December meeting.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

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 Clancy, the Board unanimously voted (4-0) to accept.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

8. Report of Committees - none.
9. Unfinished Business - none.
10. New Business

Chairman Lahousse asked for a motion to approve Resolution #1156: Approval of the Annual and Five Year Plan. On a motion by Commissioner Anthony and seconded by Commissioner Bouchard, the Board voted unanimously (4-0) to accept.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

Chairman Lahousse asked for a motion to approve Resolution #1157: Award of business to Beekman Securities, Inc. for Bond Refinancing for a fee of \$216,260. On a motion by Commissioner Anthony and seconded by Commissioner Clancy, the Board unanimously voted (4-0) to accept.

Director O'Connor stated she had spoken to Robert Solomon from Beekman Securities, Inc. earlier in the day and that he reiterated getting the bond refinancing completed in 60 to 90 days.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

Chairman Lahousse asked for a motion to approve the award of contract for Elevator Services for Parkview Manor, Kennedy Manor, Crepeau Court, St. Germain Manor and the main office at 670 Social Street to ThyssenKrupp Elevator Americas in the amount of \$37,800 as the low responsive bidder in the best interest of the Housing Authority. On motion by Commissioner Anthony and seconded by Commissioner Clancy, the Board unanimously voted (4-0) to accept.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

Chairman Lahousse asked for a motion to postpone agenda items D, E, and F to a date certain to be November 10, 2016. On motion by Commissioner Anthony and seconded by Commissioner Clancy, the Board unanimously voted (4-0) to accept.

Chairman Lahousse asked that these items be postponed as a few Board members requested more time to review and be present for the vote on these contracts.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

- G. Chairman Lahousse asked for a motion to approve the award of business to MTR Racing to purchase two 2016 Kawasaki Mule Utility Vehicles for the Morin Heights and Veteran's Memorial family complexes in the amount of \$23,664 as the low responsive bidder in the best interest of the Housing Authority. On motion by Commissioner Anthony and seconded by Commissioner Clancy, the Board unanimously voted (4-0) to accept.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

- H. Chairman Lahousse asked for a motion to approve the award of contract for a Notification System at Parkview and Kennedy Manor to Dane Technology, Inc. as the low responsive bidder in the best interest of the Housing Authority. On motion by Commissioner Anthony and seconded by Commissioner Clancy, the Board unanimously voted (4-0) to accept.

Director Moreau informed the Board that previously he had applied and been awarded a grant to install a pull-cord notification system, but the grant only had sufficient funds to do 2 (two) high-rises which were Crepeau Court and St. Germain Manor.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

- I. Chairman Lahousse asked for a motion to approve the 2017 WHA Board of Commissioners Meeting Schedule. On motion by Commissioner Anthony and seconded by Commissioner Clancy, the Board unanimously voted (4-0) to accept.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

- J. The Chairman asked for a motion to enter into Executive Session pursuant to R.I. Gen. Laws §42-46-5(a)(2) for sessions pertaining to collective bargaining. On a motion by Commissioner Bouchard and seconded by Commissioner Anthony, the Board voted unanimously (4-0) to accept.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

The Chairman asked for a motion to seal the minutes in accordance with R.I. Gen. Laws §§42-46-4 and 42-46-5. On a motion by Commissioner Anthony and seconded by Commissioner Clancy, the Board voted unanimously (4-0) to accept.

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

AYES

NAYS

Chairman Lahousse
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

Pursuant to R.I. Gen. §§42-46-4& 42-46-5, no votes were taken in Executive Session other than to adjourn.

10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Anthony and seconded by Commissioner Clancy at 5:13p.m.

Roll call vote was unanimous.

Christine O'Connor
Executive Director