

**Block Island Housing Board
Thursday, January 12, 2012
Town Hall, Old Town Road
7:00 p.m.**

Present: John Spier, Fraser Lang, Debbie Howarth, Millie McGinnes, Patty Murphy arrived at 7:30 p.m. Also present Joan Baker, Kim Gaffett, Ben Martin and Jane Weidman

Not Present: Cindy Pappas, Dan Barker

Meeting was called to order at 7:00 p.m. by Debbie Howarth

1. Approve minutes

Minutes of December 8, 2011 were approved in a motion by John Spier and seconded by Fraser Lang.

Ayes 4 (Howarth, Spier, Lang, McGinnes) Nays 0 Absent 3 (Pappas, Barker, Murphy)

Moving closed minutes to open from August 12, 2010 December 10, 2011 August 13, 2009, and February 10, 2011 was approved in a motion by Millie McGinnes and seconded by Fraser Lang.

Ayes 4 (Howarth, Spier, Lang, McGinnes) Nays 0 Absent 3 (Pappas, Barker, Murphy)

2. Public Input- none

3. Meeting with Planning Board members re: section 405

Jane Weidman attended the meeting with a list of questions about 405. (See attached) It was agreed that the language should be clarified. 405 will be on the next agenda.

4. Chris Warfel: Renewable energy technology

Chris Warfel did not attend the meeting. His proposal was discussed. The Board did not understand exactly what he was proposing. They asked the clerk to send him a thank you letter and recommend that he approach BIED.

5. Financial Report, Review of Bills, Tax Collection

The financial report was reviewed. Clerk reported that collection was at \$26,636.65.

Financial report was accepted in a motion by John Spier and seconded by Fraser Lang.

Ayes 4 (Howarth, Spier, Lang, McGinnes) Nays 0 Absent 3 (Pappas, Barker, Murphy)

6. Request from Ben Martin, General Contractor, Jacke Property

John Spier recused himself from this discussion. Patty Murphy joined the discussion. Ben Martin requested early payment of the fourth contract payment of \$39,000. There was a discussion about change orders and extra's.

A motion was made by Fraser Lang and seconded by Millie McGinnes to approve \$30,000 payment. This motion was withdrawn.

A motion to accept change orders of \$3500 to be added to the fourth payment to total \$42,500 was made by Fraser Lang and seconded by Millie McGinnes. This motion was amended to read the following:

A motion to accept change orders of \$3500 to be added to the fourth payment to total \$42,500 and now included in the partial fourth payment to be \$30,000.

Ayes 4 (Howarth, Lang, Murphy, McGinnes) Nays 0 Absent 2(Pappas, Barker) Recuse 1(Spier)

At 7:55 a motion was made by Millie McGinnes and seconded by Patty Murphy to enter closed session.

Ayes 5 (Spier, Howarth, Lang, Murphy, McGinnes) Nays 0 Absent 2 (Pappas, Barker)

At 8:15 p.m. a motion was made by Debbie Howarth and seconded by Patty Murphy to return to open session and mention that no votes were taken in closed session.

Ayes 5 (Spier, Howarth, Lang, Murphy, McGinnes) Nays 0 Absent 2 (Pappas, Barker)

For the next agenda it was suggested that the Board begin brainstorming on the Jack property (what went wrong, what went right) and begin talking about Brown Smith.

At 8:20 p.m. a motion was made by Debbie Howarth and seconded by Patty Murphy to adjourn and voted unanimously.

Minutes approved: 2/15/2011

Bonny Ryan