

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
ANNUAL MEETING: December 9, 2010**

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:02 PM.

ROLL CALL

The Executive Director called the roll:

Present: Absent:

Paul F. Waldman John Igliazzi

Robert Clarkin Barbara Fields (Excused)

Dorothy Waters Nicholas Narducci

JT Taylor

Roger Giraud

Dolores Casella

Hilary Silver

Venez Madrid

Eight members were present constituting a quorum to conduct business.

APPROVAL OF MINUTES (10-28-10)

Commissioner Taylor moved to approve the meeting minutes of 10-28-10. The motion was seconded by Commissioner Waters. The chairman called for a vote. The minutes were approved unanimously.

RESIDENT'S COMMENTS

Commissioner Cascella commended the new Landscape Crew for doing a fantastic job, and said that she has never seen such good workers.

CHAIRMAN'S REPORT

Chairman Waldman thanked the Commissioners and employees for attending the Annual Meeting, and stated that the PHA has had a terrific year.

Resignation of Commissioner Clarkin

The Chairman announced that Commissioner Clarkin had presented his resignation and thanked him for his years of service on the board.

Commissioner Clarkin first served on the board for four years as a Councilman, and then joined the board again in 2007.

Nominating Committee: Election of Officers

The Chairman called on Commissioner Clarkin to give the report from the Nominating Committee. Commissioner Clarkin, Chairman of the Nominating Committee, stated that the bylaws require the election of officers every two years. This year the Nominating Committee,

consisting of Commissioners Clarkin, Madrid, and Cascella, submitted the following names for nomination: Paul Waldman, Chairman; and Roger Giraud, Vice Chairman. Commissioner Clarkin stated that they had asked members who were interested in being an officer to contact him. Only Chairman Waldman and Commissioner Giraud did so. The committee also considered the attendance record of the two nominated candidates. Both had a perfect attendance rate.

Chairman Waldman called for other nominations. There being none the Nominating Committee moved to accept the nominations. A vote was taken. There being no opposition, Chairman Waldman declared the motion approved.

COMMITTEE REPORTS:

Asset Management/Capital Improvements

Commissioner Madrid presented the committee's report citing progress on projects that have been completed, including the renovation of two fire-damaged units at Hartford Park and the replacement of 108 scattered site porches. [See the attached committee report.]

Budget, Finance & Audit Committee

Commissioner Giraud stated that the committee met prior to the board meeting for a briefing from the CFO Donna Pariseau. Operating income exceeds budgeted projection by a substantial amount due to the recent 103% proration factor. Operating expenses

are less than budgeted. He also stated that the annual audit is 95% complete. [See the attached committee report.]

Resident Services Committee

Commissioner Silver stated that the committee met before the board meeting. The current session of the Providence Green Pathway program is almost complete, and outreach and recruitment is underway for the next session. All Hartford Park youth athletic programs will now be held in the gymnasium of the Perry Middle School. The Smoke Free Housing initiative is underway and on schedule. [See the attached committee report.]

EXECUTIVE DIRECTOR'S REPORT:

Monthly Management Report

The Executive Director presented the October MMR to the board, and noted that the November and December reports would be distributed at the January meeting. He invited the commissioners to review the MMR, and to get in touch with him if they have any questions or comments.

Items in Board Packet

Each month one or more articles related to public housing are included in each Commissioner's packet in order to provide the Commissioners with information on housing issues. This month's packet includes the following:

- A posting on the HUD blog from Assistant Secretary Sandra

Henriquez about the previously published AP story entitled Mismanagement in Public Housing.

- **An article from City Journal magazine about Atlanta's Public-Housing Revolution.**

Choice Neighborhood Initiative Planning

Mr. O'Rourke informed the board that the application for the \$250,000 Choice Neighborhood Initiative planning grant was recently submitted. The grant application focuses on the Olneyville area, which includes the Manton Heights development. Unfortunately Manton received a revised REAC score of 87 which makes it difficult to present it as a distressed development. If we receive the planning grant we will apply for the full grant in approximately a year.

Grants Status Report:

- **Security Grant**

Mr. O'Rourke stated that we have installed new cameras and monitors in locations throughout the housing authority properties with funds from the recently received \$250,000 Security Grant.

- **Capital Fund Training & Childcare Grant**

The Director also stated that the PHA is preparing to apply for a Capital Fund Community Facilities grant that allows a PHA to build, purchase, or rehabilitate a building which will offer job training and

child care. We are partnering with CCRI for the job training which will include pharmacy technician, nursing assistant, and office skills training. Children's Friend & Service will provide the child care. We are hoping to also include a new gym, but if the grant does not cover it we will apply to the Champlin Foundation or to HUD for a separate grant. This grant will be submitted in January.

Capital Fund Project Status Report

Mr. O'Rourke informed the board that these projects would be covered later in the meeting during the Annual Report Slide Presentation.

Employee Awards

The Executive Director handed out awards to the four Employees of the Quarter, the Employee of the Year Runner-Up, and the Employee of the year. This year we also added an Employee Service Award. [See the attached report].

- Thomas Green, Employee Service Award, 2010**
- Ana Fernandez, Employee of the Quarter, January 2010**
- Leslie Price, Employee of the Quarter, April 2010**
- Samuel Robinson, Employee of the Quarter, July 2010**
- Larry Giorgi, Employee of the Quarter, October 2010**
- Sean Pope, Employee of the Year – Runner Up, 2010**
- Ramona Rodriguez-Mejia, Employee of the Year, 2010**

Annual Report Slide Presentation

Talitha Van Den Berghe and Melissa Sanzaro of the Special Projects department narrated the Annual Report Slide Presentation which provided an overview of activities throughout the PHA Departments during the past year. [See the attached report].

RESOLUTION

Resolution #4196

Resolution congratulating the Employees of the Year and Quarter for their accomplishments. Commissioner Silver moved approval with Commissioner Clarkin seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.

OLD BUSINESS

- There was no old business**

NEW BUSINESS

- There was no new business**

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion to adjourn from Commissioner Clarkin, seconded by Commissioner Madrid. The meeting adjourned at 6:23 PM.

Minutes Submitted and Approved By:

Beth Herosy Stephen J. O'Rourke

Recording Secretary Executive Director