

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: August 25, 2011**

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:00 PM.

ROLL CALL

The Executive Director called the roll:

Present: Absent:

Paul F. Waldman John Igliazzi

Dolores Casella Nick Narducci

Hilary Silver Kevin Jackson

JT Taylor

Venuz Madrid

Roger Giraud

Kevin Jackson

Dorothy Waters

Eight members were present constituting a quorum to conduct business.

APPROVAL OF MINUTES (6-23-11)

Commissioner Cascella moved to approve the meeting minutes of 6-23-11. The motion was seconded by Commissioner Taylor. The chairman called for a vote. The minutes were approved unanimously.

RESIDENT'S COMMENTS

There were no resident comments.

CHAIRMAN'S REPORT

Welcome New Commissioner

Chairman Waldman welcomed and introduced new board member Thomas Ryan to the Providence Housing Authority Board of Commissioners. Commissioner Ryan is Director of Development and Grant Programs for the Boston Housing Authority. The chairman stated Commissioner Ryan's experience with the BHA should be helpful in performing his duties as a commissioner with PHA. He also mentioned that Commissioner Ryan was a practicing attorney in Providence for a number of years before working for BHA.

Award of College Scholarship

Chairman Waldman announced that he was pleased to introduce Tiffany Rezendes to the board as the recipient of a \$2,500 scholarship to college. Ms. Rezendes is a graduate of Classical High School and now attends Rhode Island College, where she is majoring in social work.

The scholarship funds are awarded from two sources. The Public

Housing Association of RI awarded her \$1,000 and the PHA's nonprofit organization awarded \$1,500.

The board was informed by the Executive Director that another PHA resident, Darline Morales won a \$2,500 scholarship for college from Housing Authority Insurance.

COMMITTEE REPORTS:

Asset Management/Capital Improvements

Commissioner Madrid presented the committee's report citing completed projects including: sidewalks repaired at all the high-rises, new signs at Manton Heights and Hartford Park, energy conservation activity at Chad Brown. [See the attached committee report.]

Budget, Finance & Audit Committee

Commissioner Giraud stated that the committee met just before the board meeting to receive a report from PHA Chief Financial Officer, Dona Pariseau. He stated that our income is exceeding expectations and our expenditures are less than projected. He also stated that an independent public auditor has been selected to conduct the audit for the fiscal year. [See the attached committee report.]

Resident Services Committee

Commissioner Silva provided a report on activities conducted by the Resident Services Department, including the dedication of the new water park at Chad Brown and the scheduling of upcoming programs. [See the attached committee report.]

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report

The Executive Director presented the June and July MMRs to the board and asked the board members to review the report and contact him if they have any questions or comments. He indicated that all key performance indicators were positive with the exception of rent collections.

Items in Board Packet

Items in this month's board package included: an article about the Rain Garden/Storm Management project undertaken at Manton Heights; a July 15th article in the Providence Journal about Chad Brown; an article about the dedication of the Youth Leadership Academy in GoLocalProv; an article in Providence Business News about YLA; a ProJo article (front page) titled Elderly housing in Providence Going Smoke-Free; an article from Politico about the current administration looking to the private sector to help rescue public housing stock; a Wall Street Journal article about Section 8 rental subsidies; and a copy of the Summer 2011 PHA News.

Capital Fund Program Status Report

The Executive Director stated that all of the capital fund projects are on schedule and referred the Commissioners to the Monthly Management Report. He further stated that all ARRA funds have been expended ahead of schedule. Capital Funds for FY2011 were reduced

by \$500,000 resulting in an allocation of \$3.5 million.

Choice Neighborhood Initiative Status Report

Mr. O'Rourke informed the board that CNI planning has commenced after an agreement was executed between HUD and the housing authority for \$250,000. A schedule with significant milestones and a budget has been submitted to the CNI Office in Washington. Monthly conference calls will take place with HUD staff. The first quarterly report has been submitted to HUD. Activity will pick up significantly this fall.

Presentation: Olneyville Housing Corporation

Mr. O'Rourke introduced Frank Shea, Executive Director of the Olneyville Housing Corporation, a major partner in the Choice Neighborhood Initiative. Mr. Shea presented an overview of his organizations activities in the area and projects that are currently in planning. [A copy of his presentation is attached.]

Tai VanDenBerghe leaving PHA

Mr. O'Rourke announced he had bad news: Tai VanDenBerghe submitted her resignation as Manager of Special Projects. She is taking a position with the Department of Housing and Urban Development in the Boston Regional Office. He and the commissioners all wished Tai well and thanked her for her service to the PHA.

Presentation: Summer Programming at the PHA

Since Frank Shea's presentation went longer than expected, this presentation was tabled until the next board meeting in September.

RESOLUTIONS:

Resolution #4205

Resolution authorizing changes to the PHA's pension fund administered by Mutual of America to place it in compliance with new federal regulations. The motion to approve was made by Commissioner Silver and seconded by Commissioner Madrid. After a discussion, a vote was taken and the motion was unanimously approved.

OLD BUSINESS

There was no old business

NEW BUSINESS

No new business.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion to adjourn from Commissioner Cascella, seconded by Commissioner Taylor. The meeting adjourned at 6:10 PM.

Minutes Submitted and Approved By:

Stephen J. O'Rourke

Executive Director