

**Providence Housing Authority
Board of Commissioners
Regular Meeting: March 22, 2012**

CALL TO ORDER

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

ROLL CALL

The Executive Director called the roll:

Present:

Paul F. Waldman
Roger Giraud
Dolores Casella
Dorothy Waters
Nicholas Narducci
JT Taylor
Thomas Ryan
Hilary Silver

Absent:

John Iglizzi
Kevin Jackson

Eight members were present constituting a quorum to conduct business.

APPROVAL OF MINUTES

The Chairman called for a vote on approving, amending or modifying the minutes from February 23, 2012. Commissioner Narducci moved approval and Commissioner Taylor seconded. Commissioner Ryan stated that Resolution 4210 was not attached to the minutes. Mr. O'Rourke informed him that attached meant attached in the formal board record. The minutes were approved unanimously.

RESIDENT'S COMMENTS

There were no resident comments.

CHAIRMAN'S REPORT

Chairman Waldman stated that he communicated with Commissioner Venuz Madrid to inform her that board policy was violated when her husband was hired at the PHA. Mrs. Madrid stated that she wasn't aware of that policy and regretted it took place. Chairman Waldman said he sent her a copy of the Board Policy and By-Laws so she could review it herself. Once Commissioner Madrid was aware of the board policy violation she tendered her resignation to the chairman, who forwarded it to the mayor. Chairman Waldman stated that Commissioner Madrid served the board well as chair of the Asset Management Committee and had perfect attendance. He regretted she had to resign, but thought it was necessary.

Chairman Waldman also stated that he received a letter of engagement from Attorney Raymond Marcaccio to undertake the independent internal review. He stated there were a few issues with the letter of engagement, including the fact that the review had a cap of \$25,000. He further stated that he had a difficult time communicating with Ad Hoc Committee Chair Ryan over the last several weeks concerning the engagement letter. Mr. Marcaccio was not aware of the \$25,000.00 cap retainer.

The Chairman also informed the board that HUD was at the PHA for two days conducting a review. He would prefer to wait for the results of the audit in order not to duplicate work proposed by Mr. Marcaccio. He stated this would be discussed in executive session later in the meeting.

COMMITTEE REPORTS:

Budget, Finance and Asset Management

Commissioner Giraud delivered the committee report. The operating and income expenses are favorable with a significant budget surplus for income over budgeted expenses. The current funding level has a 95% proration rate as of February, 2012.

The Section 8 Housing Assistance Program also reflects numbers that are favorable with a surplus of \$711,687. There is a loss under Administrative Expenses, but that loss is made up from previous year's reserves.

Resident Services Committee

Commissioner Silver stated that the PHA has applied for several grants. Funding has been renewed for the After-Zone at Hopkins Middle School, which the PHA administers for the Providence After-School Alliance. A number of applications for funding have been submitted for CDBG funds, MetLife and Mutual of America. A Masters in Social Work student will intern from RIC at one of our high-rises. Smoke-Free Policy, EPA High-Rise Recycling Program and Fire Safety Training all continue. There are five fire safety presentations scheduled in April. They will be followed by a hot dog roast for residents.

Commissioner Cascella commented that the grant funding for Parenti Villa should be \$1,000 not \$1,500 and the grant funding for Dominica Manor should be \$1,500 not \$1,000. Commissioner Silver will advise Melissa Sanzaro of the correction.

Asset Management Committee

Commissioner Taylor presented a report informing the board that a bid package to install fencing at both Dexter Manor and Sunset Village will be going out shortly. Construction will begin soon to replace the two roofs at Manton Heights. Exterior repairs and painting has resumed at Scattered Sites along with installation of smoke and CO2 detectors. 200 hundred detectors have already been installed. The conversion of three units to handicap accessible apartments at Kilmartin Plaza and Dominica manor are 99% complete. These units will be released to Housing Management for leasing on 3/19/2012.

AD HOC Committee

Commissioner Ryan commented that in light of the fact that it has to do with the internal review he move that it be reviewed at Executive Session

EXECUTIVE DIRECTOR'S REPORT

Grant Award

The Executive Director informed the board that HUD granted the PHA a \$250,000 grant for additional security equipment to increase the number of cameras. This is the 2nd year the grant has been awarded.

Monthly Management Report

He suggested that the board review the Monthly Management Report for detailed information on PHA operations for the month.

Items in Board Packet

Mr. O'Rourke stated there were two articles to read concerning the federal budget from the Council on Large Public Housing Authorities.

- HUD Secretary Details FY13 Budget Request to Senate Panel
- HUD Assistant Secretaries Defend the FY13 Budget Proposal

Capital Fund Program: Status Report

The Executive Director stated that all of the Capital Fund Program Projects are going well. Roof replacements are underway at Manton Heights, spring clean-up has already begun and mulching will start soon.

Choice Neighborhood Initiative Status Report

CNI is progressing. However, there is still an issue over demolishing all or part of the development to create a mixed-income, mixed-finance community. As stated in earlier meetings, our partners believe our application for a CNI Implementation Grant will be stronger if we engage with a private developer. Mr. O'Rourke is still concerned about demolishing any of the units considering the amount of renovations that have taken place and the amount of funds spent for those renovations. The partnership will be meeting with several developers to seek their ideas about the site.

Commissioner Silver stated she is adamantly opposed to demolishing any public housing. She said other scenarios should be considered before demolishing a valuable resource.

Presentation: Annual Plan

Lisa Castellanos presented the PHA's Annual Plan that has to be submitted to HUD in April. Ms. Castellanos showed the step-by-step process that is involved with preparing the plan, including the planning process with the PHA's Resident Advisory Committee.

Mr. O'Rourke stated that he is asking the board to approve a resolution authorizing him to submit the plan to HUD.

[See attached presentation and Annual Plan.]

RESOLUTIONS:

Resolution #4211 (Annual Plan Submission)

This resolution authorizes the Executive Director to submit an Approval of Providence Housing Authority's FY2012 Annual Plan.

Commissioner Cascella moved to approve, seconded by Commissioner Waters. The vote was unanimous (8-0) for the resolution.

The Executive Director asked the board to consider a resolution that was not on the agenda. Since it is not a policy matter, it can be considered. The PHA was notified that additional CDBG funds are available through the Planning Department's request for proposals. There being no objections, the board considered the resolution.

Resolution #4212 (CDBG Submission)

This resolution authorizes the Executive Director to submit an application for Community Development Block Grant (CDBG)/Small Grant Pool Public Service. Commissioner Silver moved to approve; Commissioner Narducci seconded the motion. The vote was passed with 8/0.

Chairman Narducci stated that the Urban Affairs Committee of the City Council has been working with the Planning Department on reorganizing how CDBG grants would be awarded in the future.

Board Retreat

Commissioner Ryan stated he had concerns conducting a board retreat next month, especially since the PHA would have to expend funds for the internal review. Several commissioners expressed their view that the board training and development retreat was an important event where greater time is spent on issues of importance to the PHA.

OLD BUSINESS

Commissioner Narducci moved to go into Executive Session. Chairman Ryan asked if we were going into Executive Session to consider the board retreat. He was informed that it was to discuss a personnel issue. At this time a discussion followed about the board retreat. Commissioner Ryan moved to postpone the board retreat. There being no second, it was tabled.

Commissioner Narducci, again, moved to go to Executive Session. Roger Giraud seconded the motion. The Chairman called the roll (8-0) and the board went into Executive Session

The board came out of Executive Session at 7:08 PM.

Commissioner Giraud read two resolutions prepared in Executive Session.

Resolution #1: That the Board of Commissioners conduct an Executive Session with Raymond Marcaccio, Esq., the independent counsel, to discuss and coordinate the investigation with HUD and other agencies, and to prioritize the internal review with Attorney Raymond Marcaccio regarding the complaint of Beth Herosy in an expeditious manner.

A motion was made by Commissioner Narducci and seconded by Commissioner Taylor
The vote was unanimous 8-0.

Resolution #2 That the Ad Hoc Sub-Committee be expanded to include the entire membership of the Board of Commissioners for the oversight of the independent investigation of the complaint by Beth Herosy.

Commissioner Girard moved the motion and it was seconded by Commissioner Narducci.
The vote was passed 6-1 with Commissioner Ryan voting no.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion to adjourn from
Commissioner Narducci moved to adjourn, seconded by Commissioner Silver. The meeting adjourned at 7:15 PM.

Minutes Submitted and Approved By:

Lisa Cancelliere
Recording Secretary

Stephen J. O'Rourke
Executive Director