

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: Thursday, September 27, 2012; 5:00 pm**

PHA Conference Room

100 Broad Street

Providence, RI 02903

CALL TO ORDER

Chairman Ryan called the meeting to order at 5:08 PM.

ROLL CALL

The Chairman called the roll:

Present:

Dolores Casella
Thomas Ryan
John Igliazzi
JT Taylor
Roger Giraud
Nicholas Narducci
Hilary Silver
Sheila Dormody
Dorothy Waters

Absent:

Kevin Jackson

Nine members were present constituting a quorum to conduct business.

APPROVAL OF MINUTES

Chairman Narducci moved to approve the meeting minutes of 8-29-12. The motion was seconded by Commissioner Casella. The chairman called for a vote, (9 yea, 0 opposed and 1 absent). The minutes were approved.

RESIDENT'S COMMENTS

There were no resident's comments

CHAIRMAN'S REPORT

Chairman Ryan announced that the annual Board of Commissioners meeting will be held on October 25, 2012; at 5pm. Chairman Ryan stated that according to the by-laws, an election for officers will be held at this meeting. Chairman Ryan also announced that Commissioner Pleshette Michelle has resigned as of September 14.

COMMITTEE REPORTS:

- Budget and Finance: See report attached
- Resident Services: See report attached
- Capital Improvements: See report attached

Old Business

Chairman Ryan asked that Commissioners to review the E&O policy provided in their packets before the October meeting as General Counsel, Mark Ouellet is looking into having someone from the policy carrier to come in and conduct a presentation at the October 25th Annual Meeting. Chairman Ryan introduced the new Interim Executive Director, Paul Tavares.

Paul thanked everyone for the hospitality and cooperation he has been receiving. Paul also announced that the PHA has received three awards; one for Fire Safety Training Best Practice, Elderly & Family; Runner-up for Smoke-Free Policy; elderly & disabled high-rises.

Paul continued on to say that he has met with all but one department director, all senior department heads, all site managers and their foreman; over 100 employees, to date and has touched base with the four unions; has discussed pending contracts and is in the process of scheduling meetings to begin negotiations. Paul has also met with RAB board, spoken to HUD, and has done ride-bys of all the sites and is scheduling site visits with property managers. Paul met with the principal membership committee of the CNI project and has a second meeting scheduled for tomorrow morning. Paul reported that he is seeing a steady and productive flow of work. Paul also reported that there was \$53,356.00 in replacement home funds returned to HUD.

Chairman Ryan reported that he and General Counsel, Mark Ouellet, are working on a response letter to the director of New England Public and Indian Housing.

NEW BUSINESS

Chairman Ryan announced that the October 25th meeting will open with the annual meeting and then go into the regular monthly meeting. Chairman Ryan also announced that at this meeting there will be an election for Chairman and Vice Chairman; the Secretary is the Interim Executive Director, Paul Tavares. A nominating committee needs to be appointed.

Chairman Ryan appointed Hilary Silver, Nick Narducci and Sheila Dormody to serve on the nominating committee. The committee is to meet within one week to 10 days and accept nominations and report to Paul Tavares, Secretary.

Chairman Ryan reported that there was an article in the Providence Journal claiming that there was an incident at one of our housing developments. Chairman Ryan would like to write a letter to the journal or Providence Police Department in regards to this incident as it was not at one of our developments. Commissioner Narducci reported that he has scheduled a meeting with the journal as well as the Chief of Police to discuss this matter.

Commissioner Silver extended an invitation for a film she made called "South Side". The film is showing on October 11th, at the RISD auditorium.

ADJOURNMENT

There being no further business, Chairman Ryan accepted a motion to adjourn from Commissioner Taylor, seconded by Commissioner Casella.

The meeting adjourned at 5:50 PM.

Minutes Submitted and Approved By:

Olga Morales
Recording Secretary

Paul Tavares
Interim Executive Director