

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: Thursday, January 24, 2013; 5:30 pm**

PHA Conference Room

100 Broad Street

Providence, RI 02903

CALL TO ORDER

Chairman Retsinas called the meeting to order at 5:35 pm.

ROLL CALL

Present:

Nicolas Retsinas
Thomas Ryan
Dolores Cascella
Roger Giraud
Nicholas Narducci
Thomas Ryan
Ricardo Patino
Hilary Silver
JT Taylor
Dorothy Waters

Absent:

Kevin Jackson
John Iglizzi

Nine members were present constituting a quorum to conduct business.

APPROVAL OF MINUTES

Chairman Retsinas asked for a motion to accept and approve the annual and regular meeting minutes of 12-6-12. The motion was made by Commissioner Patino seconded by Commissioner Narducci. The minutes were approved with a unanimous vote.

RESIDENT'S COMMENTS

There were no resident comments

Chairman's Report

Chairman Retsinas feels confident that the foundation of the PHA is strong. He also mentioned overall how pleased he was with his visit to all the developments and thought that they were in good shape. His next step will be to attend the resident meetings.

The Chairman stated that he had a conversation with the Auditor and asked that he pay special attention to some of the issues from the past. When the audit is finalized the report will be shared with the finance committee as well as the commissioners. He also met with the City Solicitor who will be helping the PHA move forward. Chairman Retsinas spoke with the HUD overseer in Boston, Director Marilyn O'Sullivan, and HUD in Washington, D.C. He stated that they are very curious about the PHA and its future. He also met with the CNI Committee in Olneyville and feels that the project is something worth exploring and he asked HUD in Washington to help with special support with analysis and exploration of the project.

Lastly, he commented on the search for an Executive Director and what steps are needed to go forward.

Most importantly, Chairman Retsinas feels the three primary goals of the PHA are:

1. The residents are well housed.
2. We need to be good neighbors in the communities we are in, and
3. We need to hold up our fiduciary responsibility with the tax payer's money.

INTERIM EXECUTIVE DIRECTOR'S REPORT

Director Tavares referred to the four developments that failed last year's inspections and how they all now passed re-inspection. This was reflected in the results of our annual PHAS score for Fiscal Year Ending June 30, 2012. The PHAS Score is 92 out of 100 designating the PHA as a "High Performer". He commended the Asset Management team and all the FM workers for their effort and hard work in addressing all the past issues and concerns in order to get the results we received. He also commended the entire staff, commissioners as well as the residents for their involvement in making the PHA a high achieving organization.

He informed the Commissioners that the Union Contracts and negotiations are still continuing. He is hoping to go into executive session at the February meeting to present the contracts and seek ratification. Also, he informed the Commissioners that the year-end financial audit is in process.

The Director stated that procurement issues are being addressed. An inventory of all services/products procured by the PHA is being compiled. An analysis will be done as to the need for updated RFP's or RFQ's. They will then be prioritized and placed on a tickler system to make sure they are done on a timely manner.

Director Tavares also stated that per Chairman Retsinas request he has been in contact with HUD regarding in-house board training.

Lastly, the Director mentioned that the issue of the tenants being notified for unit inspections in a timely manner is being addressed with Asset Management.

COMMITTEE REPORTS:

- Budget and Finance: (Comm. Giraud) See report attached
- Resident Services: (Comm. Silver) See report attached
- Capital Improvements: (Comm. Casella) See report attached

Chairman Retsinas commented that he would like more representation for the committees. Also, starting with the February meeting, the Chairman would like the Managers to have a 10-15 minute presentation about business, residents and services and any key issues there may be.

RESOLUTIONS

Director Tavares stated that there are 2 resolutions for board consideration, the first being a Resolution to approve conduit bond financing for affordable housing for Cathedral Square Apartments. Mr. Norman Benoit of Partridge Snow and Hahn, Robert Gaudreau and Lisa Beckett of Green Street Associates, Robert Solomon and Lynette Federer of Beekman Securities were in attendance for questions and a full disclosure of the bond request and project. Chairman Retsinas questioned Mr. Benoit of the risks involved. Commissioners Ryan and Silver expressed their concerns for this resolution.

The second resolution is a request for a CDBG Grant.

Resolutions:

#4216: Authorizing the Interim Executive Director to submit an application for Issuance and Sale of up to \$8,240,000 of the Authority's Multifamily Housing Revenue Bonds; Cathedral Square Apartments II Project, Series 2013.

A motion was made by Commissioner Giraud and seconded by Commissioner Patino. After a discussion a roll call vote was taken, voting in favor: Commissioners Cascella, Giraud, Narducci, Patino, Silver, Waters and Retsinas. Voting against: Commissioners Ryan and Taylor. The vote being 7-2, the resolution was approved.

#4217: Authorizing the Interim Executive Director to submit an application for CDBG Grant Request - \$64,776, Adult Education & Job Training at Hartford Park.

A motion was moved by Commissioner Patino and seconded by Commissioner Waters. After discussion a roll call vote was taken and the resolution passed with a unanimous vote in favor.

OLD BUSINESS

Commissioner Patino asked to be appointed as a member of the Capital Improvements committee. Chairman Retsinas granted the appointment and thanked him for his willingness to serve.

The Chairman thanked Director Tavares and his staff for getting all the materials to the board in a timely manner, a week prior to the meeting.

NEW BUSINESS

Chairman Retsinas asked for a motion to approve the 2013 board meeting dates. A motion was made by Commissioner Narducci and seconded by Commissioner Patino. The motion passed unanimously.

The Chairman suggested circulating the monthly meetings at other PHA developments. Director Tavares suggested the February meeting be held at 40 Laurel Hill.

The Chairman stated that he will convene with the Executive Committee to discuss the process for the search for a new Executive Director and that a plan will be presented at the February meeting of how to approach the issue.

ADJOURNMENT

There being no further business, Chairman Retsinas accepted a motion to adjourn from Commissioner Naducci, seconded by Commissioner Patino.

The meeting adjourned at 6:42 PM.

Minutes Submitted and Approved By:

Lisa Cancelliere
Recording Secretary

Paul Tavares
Interim Executive Director