

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: Thursday, September 25, 2014; 5:00 p.m.**

PHA Conference Room

100 Broad Street

Providence, RI 02903

CALL TO ORDER

Chairman Nicolas Retsinas called the meeting to order at 5:01 p.m.

ROLL CALL

Present:

Nicolas Retsinas
Thomas Ryan
Dolores Cascella
Roger Giraud
Ricardo Patino
JT Taylor
Dorothy Waters

Absent:

John Iglizzi
Kevin Jackson
Nicholas Narducci
Hilary Silver

Initially six members were present, sufficient to commence an informational meeting. Commissioner Patino arrived at 5:06 pm bringing the attendance to seven constituting a quorum to conduct business

APPROVAL OF MINUTES

When the Chairman recognized seven members were present, he asked for a motion on the minutes that were made by Commissioner Patino, seconded by Commissioner Cascella, to accept and approve the regular meeting minutes of 8/28/14. The minutes were approved with a unanimous voice vote.

RESIDENT'S COMMENTS

None

Chairman's Report

Chairman Retsinas mentioned we would resume visiting the sites starting with Kilmartin as soon as the Director is feeling better.

EXECUTIVE DIRECTOR'S REPORT

Director Tavares stated Commission Patino has mentioned that Rhode Island Housing was upgrading their computer system and there is a potential that we could receive the older computers for our computer labs. A letter was sent to Richard Godfrey and we are awaiting a response from him.

Secondly, the audit has been extremely thorough and has placed a tremendous amount of stress upon the Finance Department. Director Tavares would like to acknowledge and recognize their continued efforts and in keeping with the timeframe.

At the August meeting, the Director announced the great REAC scores we received from HUD. However, HUD has rescinded on their scores and re-inspections have been scheduled for November. Director Tavares wanted to acknowledge Allan Pacific and his team who are going to go through all the buildings in making sure we are in the best position possible to enhance the scores.

As to the legal expenses, the Director stated that all the commissioners should have a copy and he will be available to answer any questions.

Labor contracts, wage, and benefit reopener contracts have been signed by three of the four unions. We are in negotiations with the Teamsters and we are meeting again on October 2.

Lastly, we are engaged with preliminary discussions with RI Housing to see if it is mutually beneficial to form a joint or statewide waiting list for Section 8 voucher applicants

COMMITTEE REPORTS:

- Budget and Finance: (Comm. Giraud)
- Resident Services: (Comm. Silver)
- Capital Improvements: (Comm. Cascella)
- Executive Committee: (Chair Retsinas)

Budget & Finance: Commissioner Giraud stated the Finance Committee met, he reviewed the August MMR which is straightforward, in the second month of the fiscal year and the numbers do not make sense because utility bills that have not been paid and income that has not been received. Some of the revenue is pro-rated which will significantly change the numbers as we progress through the year. The admin proration for section 8 was increased from 75% to 79% that will generate additional revenue. In addition, McGladery's audit has been very successful so far with the finance department running at 100% efficiency. He commended Linda Poole and her staff.

Resident Services: Sorrel Devine, Director of Resident Services remarked HUD called, the new Secretary is bridging the digital divide on his list of priorities. HUD is looking to fund our computer programs and they are interested in our Get Connected program. They want to use our program and replicate it for other housing authorities.

Melissa commented there is a residential association and planning committee annual report as well as a fire safety schedule for all the high rises in the commissioner's packets.

Capital Improvements: Commissioner Cascella noted the parking lot at Sunset Village has been seal coated and stripped. The old emergency generator at 40 Laurel Hill has been removed and converted into a portable emergency generator; this will make the second portable generator in our fleet. The exterior repairs and painting at 192-194 Hanover is 100% complete. Four dumpster waste caddies have been ordered for 335 Hartford, Dexter, Carroll and Parenti; this will reduce the possibility of injury while moving full waste dumpsters. Thirteen windows have been replaced in the laundry and exercise room at Dominica Manor.

The Chairman asked for an update on the sprinkler system. Allan Pacific, Director of Facilities Management said a contract was awarded to Edward Rouse Associates to do the engineering work. Director Tavares added the engineering firm would help put together the RFP for the actual work.

RESOLUTIONS

None

OLD BUSINESS

None

NEW BUSINESS

In keeping with the monthly presentations, Director Tavares introduced Donna De La Rosa, Director of Leased Housing, and Section 8. Donna presented a slide show with an overview of the Leased Housing, VASH Program, and Section 8 departments.

After the presentation, commissioners addressed their questions and concerns. Vice Chairman Ryan would like to try to negotiate the 80% admin fee. The Director will look into this matter.

Executive Session

None

ADJOURNMENT

There being no further business, Chairman Retsinas accepted a motion to adjourn from Commissioner Taylor, seconded by Commissioner Waters. Said motion passed with a unanimous voice vote.

The meeting adjourned at 5:54 p.m.

Minutes Submitted and Approved By:

Lisa Cancelliere
Recording Secretary

Paul Tavares
Executive Director