

East Providence Housing Authority
REGULAR MEETING w/ Executive Session
January 20, 2015

The Regular Meeting of the Board of Commissioners of the East Providence Housing Authority was held on the above date at City View Manor. The meeting was called to order at **4:05PM** by Chairman Richard Smith.

The Pledge of Allegiance was lead by Executive Director Theresa Correia and recited by those in attendance.

ROLL CALL:

Present: Chairman, Richard Smith, Vice Chairman John Faria, Commissioners Luci Stoddard, Eileen Bowden and Antero Braga and Executive Director Theresa Correia. Excused: Commissioner's Lawson, and Shovelton. NOTE: Attorney Timothy Cavazza was teleconferenced in during executive session.

RESIDENT & PUBLIC CONCERNS:

NONE

APPROVAL OF MINUTES:

Regular Meeting – 11.25.14: Motion by Commissioner Stoddard to accept the minutes as presented, seconded by Commissioner Braga. All Commissioners voted aye.

DIRECTOR'S REPORT:

Director Correia reported on the following:

- Director Correia and Facilities Manager Cunha met with Steve Tucker from Rowse Arch. to discuss Harbor View Manor prelim estimates. Correia commended the firm for their quick turnaround time of documents and drawings. She is reviewing estimates and available capital funds to determine if the project can be completed all at once or in phases. Director Correia also touched on the roof leases that are in place and future roof repair needs.
- The unaudited Financial Statement was submitted to HUD and approved. The audited will be due to HUD by June. Correia went on to inform the board that Ronald Carmarck, CPA, who has been the Independent Public Accountant performing the audit of the EPHA's financial records, has given notice that he will no longer be able to continue performing audits. Director Correia stated that the RFP was being prepared and would be advertised in the Prov Journal and on the EPHA website. Time is of the essence with the audited financials due to HUD by June.
- Director Correia presented the board with the results of recent REAC inspections for Goldsmith Manor, Harbor View Manor and Warren Avenue. All 3 buildings received a score of 99. This was an increase from an 86. Correia attributed the high scores to the enormous efforts of the maintenance staff. Next inspections due on 1/26/15 for the scattered sites. Correia looks forward to increasing the scores on those units as well.

Chairman Smith asked if there were any questions of the Director. Commissioner Stoddard asked what the timeframe for the new washers and dryers was. Correia stated that she hoped they would be in by the end of February. MacGray stated that they were waiting for the card filling stations to arrive. A motion was made by Commissioner Stoddard voted to approve the Directors Report as read. That motion was seconded by Commissioner Braga and passed unanimously.

PUBLIC HOUSING VACANCY REPORT

A motion by Vice Chairman Faria to accept the PH Vacancy report as presented. Seconded by Commissioner Bowden. The motion carried.

HOUSING CHOICE VOUCHER REPORT

A motion was made by Commissioner Braga to accept the report as presented. Seconded by Vice Chairman Faria. The motion carried.

HOUSING CHOICE VOUCHER FSS REPORT

A motion was made by Vice Chairman Faria to approve the HCV FSS report as presented. Seconded by Commissioner Bowden. The motion carried.

PAID BILL REPORT

November 2014 - \$141,321.88

Commissioner Braga asked for more detail on paid bill line items. Director Correia broke down the various line items by locations for both vendors along with their prices. Vice Chairman Faria moved approval of the November 2014 Paid Bill Report. That motion was seconded by Commissioner Bowden and passed unanimously.

December 2014 - \$126,842.62

Vice Chairman Faria moved approval of the December 2014 Paid Bill Report. That motion was seconded by Commissioner Braga and passed unanimously.

Resolutions

Resolution #503 – FY 2015 Operating Subsidy Submission

Director Correia gave a brief explanation of the subsidy calculation. Vice Chairman Faria moved approval of the December 2014 Paid Bill Report. That motion was seconded by Commissioner Stoddard and passed unanimously.

Move to Executive Session

At 4:45PM Chairman Smith made a motion to adjourn the regular meeting and move to executive session under RIGL Section 42-46-5(a)(2), to discuss the collective bargaining agreement. Vice Chairman Faria seconded the motion. Commissioner Braga, Commissioner Stoddard, Commissioner voted aye to move to executive session as allowed under RIGL Section 42-46-5(a)(2), to discuss litigation, namely the Municipal Employees Retirement System.

Attorney Timothy Cavazza attended by teleconference to update the board on the pension case. After an explanation of where the proceedings stood, by Attorney Cavazza, Chairman Smith asked what the wishes of the board were.

Vice Chairman Faria made a motion for the EPHA to retain the services of Attorney Mark DeSisto to represent the interest of the EPHA as part of a larger group of defendants, including municipalities and PHA's, in the MERS proceedings. The motion was seconded by Commissioner Stoddard. Commissioner Bowden vote aye. Chairman Smith, abstained. Commissioner Braga abstained. The motion passed.

Return to Open Session

At 5:25PM a motion to return to the Regular meeting was made by Commissioner Stoddard, seconded by Commissioner Bowden. Chairman Smith reported that the following motion was made and approved in Executive Session:

A motion was made by Vice Chairman Faria to retain the services of Attorney Mark DeSisto to represent the interest of the EPHA as part of a larger group of defendants, including municipalities and PHA's, in the MERS proceedings. The motion was seconded by Commissioner Stoddard. Commissioner Bowden voted aye. Chairman Smith, abstained. Commissioner Braga abstained. The motion passed.

Adjourn

At 5:28pm upon a motion by Commissioner Bowden and second by Commissioner Stoddard, the meeting was adjourned. All Commissioners present voted in favor.

Respectfully submitted,

Theresa M. Correia
Executive Director
Transcribed by tmcorreia