

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON THE October 8, 2020

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session in the Administration Building Newport, Rhode Island at 4:00 p.m. on October 8, 2020.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chairman	Charles Laranjo
	Vice Chair	Nikki Vazquez (tele-conference)
	Commissioner	Cheryl Abney
	Commissioner	Tommy Sheehan

ABSENT:	Commissioner	Vanessa Soares
	Commissioner	Frank Coleman
	Commissioner	Dave Roderick

A motion was made by Commissioner Sheehan to approve the minutes of the regular monthly meeting held on September 10, 2020. This motion was seconded by Commissioner Abney, and unanimously carried.

Under communications to this month’s Board meeting, the Secretary presented the following update:

- a) *CDC Considerations for election Polling Locations*
- b) *Newport Daily News Article on Polling Sites*
- c) *Open Government Guidance for Public Meetings*

A motion was made by Commissioner Sheehan to receive the communications as presented and refer them to the Administration. This motion was seconded by Commissioner Abney, and unanimously carried.

The Chair requested authorization and approval of the monthly bills for August, 2020 in the amount totaling \$1,614,462.10.

A motion was made by Commissioner Sheehan to approve all due and just bills presented for payment. This motion was seconded by Commissioner Vazquez and unanimously carried.

The Chair presented to the Commissioners the collection loss write-offs report which reflected no write-offs for the month of August 2020.

The Resolution No. 2027 FY 2021 Fair Market Rents & Section 8 Payment Standards was introduced and considered by the Commissioners.

Commissioner Sheehan moved that Resolution 2027 be adopted as introduced and read, which motion was seconded by Commissioner Abney, and upon roll call the "Ayes" and "Nays" were as follows:

AYES		NAYS
Commissioner	Tommy Sheehan	None.
Commissioner	Cheryl Abney	
Commissioner	Nikki Vazquez	
Chair	Charlie Laranjo	

The Chair submitted to the Board the Consent Calendar items which included a) COP Report, b) Asset Management Report, c) Occupancy, Applications, & Section 8 Report d) Resident Services Report, e) Executive Directors Report f) Actual YTD Expenses, g) Operating Reserve Analysis h) Collection Loss Payment i) the Capital Fund Obligated /Expenditure status report.

A motion was made by Commissioner Abney approving the above Consent Calendar items as presented. This motion was seconded by Commissioner Sheehan and unanimously carried.

Resident Request/Comment (s):

***Yvette Harris-Evans requested/commented on the following:***

- Hard to hear the meeting via tele-conference.
- Increased MASK signage for Donovan Manor and Elderly Scattered sites including the laundry rooms at the elderly sites.
- Request to add ballot box at Park Holm Senior Center (Commissioner Vazquez commented there would be a ballot box added at Donovan Manor per Tracy Nelson.
- Explore drop box's being added at the South side properties for the elderly residents who cannot get stamps and/or cannot mail out their rent checks.

Commissioners Request/Comments:

***Commissioner Sheehan, Vazquez and Abney requested the following:***

- Explore Zoom/Video or Google options for future Board meetings.

***Commissioner Sheehan:***

- Commissioner Sheehan commented on the upcoming meeting regarding Broadband taking place on Friday, October 9, 2020 is expected to bring good news.

***Commissioner Laranjo:*** Discussed the Park Holm Senior Center not being used as a polling location and that he has received many calls regarding voter suppression. People want to vote at the Park Holm Senior Center. The canvassing authority will have the final decision and no final decision has been made at this time.

Request for a walk-thru of PH3 while under construction and a development committee to be appointed for PH4. The Secretary reiterated that the Authority was preparing to go out to bid for PH4 and that Union Studios Design was hired for the balance of PH3 and for PH4 and were planning to use the same design.

***Commissioner Vazquez:*** Discussed the CDBG grant funds in the amount of \$40k stating that the funding resulted in work being completed on the Bike Barn and on rebuilding the Community Gardens. The gardens in Park Holm, the Met School, the Bike Barn at Sunset Hill, the Pell School and at the Florence Gray Center were harvested donating 125 Lbs. of vegetables to Donovan Manor in the month of September. This was a very positive experience working with the residents and Manny Ferreira on this project.

A motion was made by Director Abney to adjourn the meeting at 5:05 p.m. This motion was seconded by Director Vazquez, and unanimously carried.