

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON MAY 13, 2021

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 May 13, 2021.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT: Chairman Charles Laranjo (Zoom)
 Vice Chair Nikki Vazquez (Zoom)
 Commissioner Frank Coleman (Zoom)
 Commissioner Cheryl Abney (Zoom)
 Commissioner Dave Roderick (Zoom)
 Commissioner Tommy Sheehan (Zoom)

ABSENT: Commissioner Vanessa Soares

A motion was made by Commissioner Roderick to approve the minutes of the regular monthly meeting held on April 5, 2021. This motion was seconded by Commissioner Coleman, and unanimously carried.

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

- a) *Newport This Week Article: Florence Gray Center upgrades underway*
- b) *Advocacy Letters to President Bident, Senator Reed, Senator Whitehouse, and Congressman Cicilline regarding Housing as Critical Infrastructure*

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

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 Sheehan approving the above Report of the Secretary items as presented. This motion was seconded by Commissioner Coleman and unanimously carried.

The Chair requested authorization and approval of the monthly bills for March 2021 in the amount of \$1,432,742.41.

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

The Chair presented to the Commissioners the collection loss write-offs report which reflected \$0.00 in write-offs for the month of March 2021.

A motion was made by Commissioner Coleman to approve all collection loss write-offs as presented. This motion was seconded by Commissioner Abney and unanimously carried.

The Chair requested authorization and approval of the payment to TAG Associates for Invoice No. 105 in the amount of \$8,131.00 for the Park Holm Redevelopment Phase III Project.

A motion was made by Commissioner Roderick to approve payment to TAG Associates for Invoice No. 105 for the Park Holm Redevelopment Project Phase III, this motion was seconded by Commissioner Abney, and unanimously carried.

The Chair requested authorization and approval of the CARES Act COVID-19 Budget. Commissioner Sheehan asked if All Living Good Inspections, Inc. were still going to be used for inspections? The Secretary responded, yes, we will continue to give residents the option of in-person or virtual inspections. This budget includes expenses incurred by temporary staffing at the beginning of the pandemic due to employee retirements.

A motion was made by Commissioner Coleman to approve the CARES Act COVID-19 Budget as presented. This motion was seconded by Commissioner Roderick and unanimously carried

A verbal Newport Residents Council report was presented by Yvette Harris-Evans which included information regarding Kennedy Plaza changes with NRC sending a letter to the Governor's office referencing the hardship these changes will have on our residents transportation needs; postcards signed by the residents and sent to the Governor's office regarding the "Nursing Home safe staffing and Quality Care Act"; Conference call Communications with Barkan on 4/9 and technology issues in the NRC office. The Secretary noted that the COVID-19 Budget includes \$6,000 in technology funding for the NRC office.

A motion was made by Commissioner Roderick to receive the above Newport Resident Council report as presented. This motion was seconded by Commissioner Abney, and unanimously carried

Commissioners Reports & Requests:

Commissioner Sheehan: What is the plan for opening up the Community room, wellness center and access for visitors?

Chair Laranjo: We will meet as Commissioners, no more than three, to discuss.

Rhonda Mitchell: I was on a call with the Department of Health yesterday regarding trying to have conversations with the State and a request has been made regarding visitors who have and have not been vaccinated. We are the only Housing Authority on the call regarding re-opening discussions. However, we have asked for guidance in opening Donovan Manor to visitors. The Community rooms and the Wellness Center may be limited to vaccinated visitors during working hours only as there are two Maturity Works employees at that site. We will include sign-in sheets for contact tracing and the staff will have to continue with COVID cleaning. However, Earl Avenue community room does not have the Maturity Works employee to monitor, we will consider all of this while turning to the state for guidance.

Yvette Harris-Evans: Will the opening include the Park Holm Senior Center?

Rhonda Mitchell: Yes, and I will coordinate possible reduction of hours with the COVID testing clinic.

Commissioner Roderick: Does anyone know the status of the HUD Secretary hearing?

Rhonda Mitchell: No alert as of yet; (name of Secretary) would be a wonderful advocate for us.

Chair Laranjo: Providence Journal had an article regarding Council members opinion on housing. In addition, there are pot holes on Kennedy Road that need to be filled in.

Rhonda Mitchell: I will include a copy of the article in next month's communications.

Steve Mariano: I will confirm with Keough Construction the issue of the pot holes.

A motion was made by Commissioner Roderick to adjourn the meeting at 4:40 p.m. This motion was seconded by Commissioner Coleman, and unanimously carried.