

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON APRIL 14, 2022

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session from the Administration Building Newport, Rhode Island at 3:00 p.m. on April 14, 2022.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:	Chairperson	Nikki Vazquez
	Vice Chair	Dave Roderick
	Commissioner	Tom Sheehan
	Commissioner	Frank Coleman
	Commissioner	Frank Landry

EXCUSED:	Commissioner	Cheryl Abney
	Commissioner	Vanessa Soares

A motion was made by Vice Chair Dave Roderick to approve the minutes of the regular monthly meeting held on March 10, 2022. This motion was seconded by Commissioner Landry, and unanimously carried.

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

- a) NAHRO Executive Brief features Newport Housing Authority
- b) Newport This Week Article: Housing Authority Meets Challenges
- c) HUD Approval of the Transfer of Limited Partnership Interests Newport Heights Phase 1A.
- d) 2022 Hill Day Talking Points
- e) NAHRO & NERC NAHRO Scholarships
- f) Citrin Cooperman Engagement Letter

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

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

A motion was made by Vice Chair Roderick approving the above Report of the Secretary items as presented. This motion was seconded by Commissioner Sheehan and unanimously carried.

The Chairperson requested authorization and approval of the monthly bills for March 2022 in the amount of \$1,287,335.18.

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

The Chairperson presented to the Commissioners the collection loss write-offs report which reflected \$0.00 in write-offs for the months of February 2022.

A motion was made by Commissioner Sheehan to approve all collection loss write-offs as presented. This motion was seconded by Vice Chair Roderick and unanimously carried.

The Chair requested approval of the FYE 2023 Annual Budget.

A motion was made by Vice Chair Roderick to approve the FYE 2023 Annual Budget as received and refer to the Administration. This motion was seconded by Commissioner Sheehan, and unanimously carried.

The Chairperson presented to the Commissioners the Disposition of Assets request for the 2015 John Deere Lawn Tractor – 300 Series; 2003 John Deere Lawn Tractor – LA120-Housing No. 04410; John Deere Lawn Tractor-300 Series-Residential Tractor.

A motion was made by Vice Chair Roderick to receive and approve the Disposition of Assets request. This motion was seconded by Commissioner Sheehan.

The following Resolution was introduced by Chair Vazquez, it being Resolution No. 2036. Same was read aloud and in full by Chair Vazquez and considered by the Commissioners.

RESOLUTION 2036 – Park Holm Phase IV

WHEREAS, in connection with the 2009 Park Holm Master Plan, which is in process of being updated, the Housing Authority of the City of Newport (“HACN”) supports and endorses the proposal to redevelop the 262-unit Park Holm public housing development in a multi-phase/multi-year redevelopment effort that ensures the one for one replacement of all units by project completion; and

WHEREAS, Phase I consisted of the gut renovation of 51 apartments in Park Holm and Phase II consisted of the combined demolition of 48 units and the new construction of 60 apartments in Park Holm, both phases of which have been completed and re-occupied: and

WHEREAS, Phase III consisted of the combined demolition of 58 units and the new construction of 56 units, with construction now complete and all buildings now re-occupied; and

WHEREAS, Phase IV will consist of the demolition of 74 units and the new construction of 51 units based upon current plans and specifications; and

WHEREAS, the Board of Commissioners authorizes the Executive Director or Board Chair to submit funding applications and related certifications as needed to ensure the successful completion of the Phase IV redevelopment effort: and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners endorses the submission by the Housing Authority of an application to Rhode Island Housing to receive funding under any of the eligible sources under the Development of Affordable Homes funding programs for Phase IV of the Park Holm redevelopment;

AND BE IT FURTHER RESOLVED that the Executive Director of HACN, acting singly, or the Board Chair of HACN, also acting singly, is each hereby authorized, empowered, and instructed to enter into, acknowledge, amend and/or deliver on behalf of HACN any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to effectuate the consummation of the transactions described above.

Commissioner Coleman moved that the foregoing Resolution 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

Chairperson	Nikki Vazquez
Vice Chair	Dave Roderick
Commissioner	Coleman
Commissioner	Tom Sheehan
Commissioner	Landry

None.

Excused: Commissioner Vanessa Soares
Commissioner Cheryl Abney

The Chair presented the Newport Resident Council report submitted by Yvette Harris-Evans, President of the Newport Resident Council.

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

Commissioners Reports & Requests:

Commissioner Coleman:

- Discussed the idea of hiring an electrician who strictly does electrical work vs. a maintenance man who does all tasks including snow removal. The Executive Director said this would need to be negotiated with the union and that she did not believe we had enough electrical work, outside of redevelopment projects, to warrant an electrician as we spent about \$4k on electrical contracts and \$18k on fire alarm/sprinkler contracts last year. Commissioner Coleman agreed that an electrician's position may not be needed given our size and the amount of work we do. The annual salary of a full-time electrician with benefits will exceed the current cost of these services being outsourced.
- Commissioner Stipends: The FYE 2023 budget includes a line item for commissioner stipends.

Commissioner Sheehan:

- Asked about Laundry upgrades for washer and dryers and increase the cost to \$1.50. The Executive Director believes the upgrades are done by the laundry company and they also set the cost. She will have Steve Mariano work with the managers to look into it.
- Wanted to commend our Maintenance employee Chris Rosa, for his community involvement as a volunteer coach for Newport little league team (s).

Commissioner Landry:

- Discussed his concerns about public safety issue on Hillside Ave with cars speeding up and down. He said the city is hiring a company for speedbumps and stop signs this fall the city manager stated. The Chair recommended Commissioner Landry go to the city website as there is a form that he can complete regarding traffic concerns.

Upon a motion by Commissioner Landry, seconded by Vice Chair Roderick and unanimously carried, the meeting adjourned at 4:02 p.m.