

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON FEBRUARY 9, 2023

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 February 9, 2023.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Vice Chair	Dave Roderick
Commissioner	Frank Coleman-Via Zoom
Commissioner	Cheryl Abney
Commissioner	Tom Sheehan
Commissioner	Vanessa Soares
Commissioner	Frank Landry

EXCUSED: None.

A motion was made by Vice Chair Roderick to approve the minutes of the regular monthly meeting held on January 12, 2023. This motion was seconded by Commissioner Abney, and unanimously carried.

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

- a) *Personnel Policy*
- b) *Jamestown Press Article re: Nikki Vazquez*

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 Landry 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 Operating Expenses, g) Operating Reserve Analysis h) Collection Loss Payment i) 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 Abney and unanimously carried.

The Chair requested approval of the monthly bills for January 2023 in the amount of \$618,768.88.

A motion was made by Commissioner Sheehan to approve all due and just bills presented for payment. This motion was seconded by Vice Chair Roderick 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 December 2022.

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

The Chair requested authorization and approval of the payment to TAG Associates for Invoice No. 21 in the amount of \$16,659.92 for the Park Holm Redevelopment Phase III & Phase IV Projects.

A motion was made by Vice Chair Roderick to approve the payment to TAG Associates for Invoice No. 21 for the Park Holm Redevelopment Project Phases III & IV this motion was seconded by Commissioner Sheehan and unanimously carried.

No Public Comments.

Commissioners Reports & Requests:

Commissioner Landry: Announced his resignation from the Board effective at the February meeting. Commissioner Landry commented that it was an honor serving on the Board and that he was proud to be part of the team, stating the work is difficult and can be frustrating. Commissioner Landry wished the board well on their future housing endeavors.

Chair Vazquez & Vice Chair Roderick: Appreciated Commissioner Landry's return to the Board and thanked him for his years of service.

Commissioner Sheehan: Wanted to inform the Board that there was a leak in the Wellness Center due to a frozen pipe burst during the cold weather and is concerned about mold in that area .

Steve Mariano: Will check into the situation and will report issue to the insurance company if necessary; there is a \$10,000 deductible.

Upon a motion by Commissioner Roderick, seconded by Commissioner Sheehan and unanimously carried, the meeting adjourned at 3:39 p.m.