

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON JUNE 8, 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 3:30 p.m. on June 8, 2023.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Vice Chair	Dave Roderick
Commissioner	Frank Coleman
Commissioner	Cheryl Abney
Commissioner	Tom Sheehan

ABSENT: Commissioner Vanessa Soares

A motion was made by Vice Chair Roderick to approve the minutes of the regular monthly meeting held on May 11, 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) Senior Housing Feasibility Drawing

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 Abney and unanimously carried.

The 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 Operating 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 Abney and unanimously carried.

The Chair requested approval of the monthly bills for May 2023 in the amount of \$634,878.55.

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 Chair presented to the Commissioners the collection loss write-offs report which reflected \$233.30 in write-offs for the month of April 2023.

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. 24 in the amount of \$35,945.01 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. 24 for the Park Holm Redevelopment Project Phases III & IV. This motion was seconded by Commissioner Abney and unanimously carried.

The Chair presented to the Commissioners the FY 2023 Income Limits.

A motion was made by Vice Chair Roderick to approve the adoption of the FY 2023 Income Limits as presented and refer to the Administration. This motion was seconded by Commissioner Sheehan and unanimously carried.

The Chair presented to the Commissioners the Over-Income Policy in Public Housing.

A motion was made by Commissioner Sheehan to approve the Over-Income Policy as presented and refer to the Administration. This motion was seconded by Vice Chair Roderick and unanimously carried.

The Chair read aloud and requested approval of Resolution No. 2042 for Park Holm Phase V (a); Resolution No. 2043 for Park Holm Phase V (b) for the final phases of Park Holm Redevelopment and Resolution No. 2044 – Homeownership on the former Tonomy Hill Land on Hillside Ave.

A motion was made by Vice Chair Roderick to approve Resolution No.'s 2042, 2043, 2044 and forward to the Administration. This motion was seconded by Commissioner Abney and unanimously carried.

Commissioners Reports & Requests:

Commissioner Sheehan: The commissioner wanted to ask what the process is for allowing salesman in the Donovan Manor Building? There was a salesman from Commonwealth Care Alliance walking around the building.

Rhonda Mitchell: Staff and security do not allow soliciting in the building. Residents should notify the property management office if there are solicitors in the building. The Director will discuss this with the Property Manager.

Chair Vazquez: Attended the 6/1 broadband conference discussion regarding the grant money for broadband. Newport is being used as a benchmark showing how these funds can be utilized for meeting RI's Vision for broadband service. Congratulations to Tom Sheehan, Rhonda, and the Team for their collaboration on this effort.

Upon a motion by Vice Chair Roderick, seconded by Commissioner Sheehan, and unanimously carried, the Commission went into Executive Closed Session in accordance with RIGL § 42-46-5 § (a) (1) PERSONNEL-Executive Director Performance Review.

Upon a motion by Vice Chair Roderick, the Board returned to open session. This motion was seconded by Commissioner Abney, and unanimously carried. The Chair announced the closed session was to discuss the Executive Director Performance Review.

Upon a motion by Vice Chair Roderick, seconded by Commissioner Abney and unanimously carried, the meeting adjourned at 4:25 p.m.