

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON OCTOBER 10, 2024

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 October 10, 2024.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Vice Chair	Dave Roderick
Commissioner	Cheryl Abney
Commissioner	Tom Sheehan
Commissioner	Kevin Beesley
Commissioner	Vanessa Soares
Commissioner	Frank Coleman

ABSENT: Chairperson Nikki Vazquez

A motion was made by Commissioner Sheehan to approve the minutes of the regular monthly meeting held on October 10, 2024. This motion was seconded by Commissioner Soares and unanimously carried.

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

- a) *NAHRO 2024 Agency Award of Merit Winner & Award of Excellence Nominee for “A Ride Can Change a Life”*

A motion was made by Commissioner Sheehan to receive the communications as presented and refer 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 Operating 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 approval of the monthly bills for September 2024 in the amount of \$1,940,689.82.

A motion was made by Commissioner Sheehan 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 \$142.06 in write-offs for the month of July 2024.

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 Vice Chair read aloud and requested approval of Resolution No. 2050 to approve and adopt the Bank of America Repayment for Removal of Park Holm from the Energy Performance Contract.

A motion was made by Commissioner Sheehan to approve and forward to the Administration. This motion was seconded by Commissioner Abney and unanimously carried.

The Chair read aloud and requested approval of Resolution No. 2051 to approve and adopt Phase 5A Grant Agreements.

A motion was made by Commissioner Sheehan to approve and forward to the Administration. This motion was seconded by Commissioner Abney and unanimously carried.

The Chair read aloud and requested approval of Resolution No. 2052 to approve and adopt Phase 5B Grant Agreements.

A motion was made by Commissioner Sheehan to approve and forward to the Administration. This motion was seconded by Commissioner Soares and unanimously carried.

The Chair read aloud and requested approval of Resolution No. 2053 to approve and adopt Homeownership Grant Agreement.

A motion was made by Commissioner Sheehan to approve and forward to the Administration. This motion was seconded by Commissioner Abney and unanimously carried.

The Chair read aloud and requested approval of Resolution No. 2054 to approve and adopt the 2025 Fair Market Rents & Payment Standards.

A motion was made by Commissioner Sheehan to approve and forward to the Administration. This motion was seconded by Commissioner Abney and unanimously carried.

Commissioners Reports & Requests: None.

Upon a motion by Commissioner Sheehan, seconded by Commissioner Soares and unanimously carried, the meeting adjourned at 3:45 p.m.