

BOARD OF COMMISSIONERS REGULAR MEETING

Fogarty Manor

15th Floor - Board Room

214 Roosevelt Avenue

Pawtucket, RI 02860

Wednesday, November 20, 2013 at 5:30 P.M.

AGENDA

1. Meeting called to Order

2. Roll Call

3. Resident and Public Concerns

4. Approval of Minutes from October 16, 2013 Meeting

5. Correspondence

5A. Rhode Island Department of Health – Department commends the PHA in passing a smoke-free policy within your multi-unit housing facilities – dated October 23, 2013

6. Report of the Executive Director

- **Personnel Contract Log**

7. Consent Agenda - Department Reports

- **Housing Management**

- o **PHAS Report**

- **Legal Status Report**

- **Operations**

- **Finance**

a. Service Contract Log

- **Security**
- **Resident Services**
- **Section 8**

8. New Business

8.1 Approval

- **Approval to resell 280 Pleasant Street**

9. Old Business

10. Executive Session

A. Union Negotiations

11. Other Business

12. Adjournment

THERE WILL BE INTERPRETATION SERVICES AVAILABLE AT THE MEETING

The meeting was called to order by Chairperson Kevin Rabbitt at 5:32 P.M. with a motion by Vice Chairperson Nieves and a seconded by Commissioner Carrera.

Upon roll call those present and those absent were as follows:

Present

Kevin Rabbitt, Chairperson

Reinaldo Nieves, Jr., Vice Chairperson

Stella Carrera, Commissioner

Raymond Gannon, Commissioner Absent

Harvey Goulet, Commissioner
Diane Legrand, Commissioner
Robert Ricci, Commissioner

Stephen Vadnais, Executive Director
Jim Goff, Deputy Executive Director
Maureen McNulty, Executive Secretary
Joseph Loconto, Finance Director
Robert Corsini, Director of Operations
John Montalbano, Attorney

Resident and Public Concerns
None.

Approval of Minutes

Chairperson Rabbitt asked if anyone had any questions or objections to the minutes of October 16, 2013 meeting. There were no other questions or objections.

A motion was made to approve the minutes of October 16, 2013 by Commissioner Carrera and was seconded by Vice Chairperson Nieves.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Gannon Absent

Commissioner Goulet Late Arrival

Commissioner Legrand

Commissioner Ricci

Correspondence

Chairperson Rabbitt asked if anyone had any questions or objections to the Correspondence for October 2013.

There being no questions the Correspondence Report was received and placed on file.

Executive Director's Report

Chairperson Rabbitt asked if anyone had objections or questions to the Executive Director's Reports for October 2013. Director Vadnais noted that the big news was that RAD (Rental Assistance Demonstration Program) continued to move along. He has met with Low Income Support Corporation (LISC) to look into pre-development loans. He spoke with Barbara Sokoloff on starting the application. We have set dates for resident meetings at 560 Prospect. Also, the Director has met with Mayor Grebien, Councilmen Mercer and Barry to review housing authority plans. Director Vadnais accepted the resignation of Maintenance Mechanic, Marc Fontaine and he will not

be filling his position at this time.

The Director's report was received and placed on file.

Consent Agenda Department Reports

- **Housing Management**

Chairperson Kevin Rabbitt asked if there were any questions or objections to the Housing Management Reports for October 2013.

There were no questions or objections to the Housing Management report at this time.

- o **MASS Report**

Chairperson Rabbitt asked if there were any questions or objections regarding the October 2013 MASS Report.

There were no questions or objections to the MASS Report.

- **Legal Status Report**

Chairperson Rabbitt asked if there were any questions or objections regarding the Legal Status Reports from Attorney's Montalbano and Cloutier's office for October 2013.

There were no further questions regarding the Legal Status Report.

- **Operations**

Chairperson Rabbitt asked if there were any questions or objections to the Operations Reports for October 2013. Commissioner Carrera

noted that recycling for the housing authority is a good and important move at this time.

There were no further questions or objections regarding the Operations Report.

- Finance**

Chairperson Rabbitt asked if there were any questions or objections regarding the Finance Report for October 2013.

There were no further questions or objections regarding the Finance Report.

- o Service Contract Log**

Chairperson Rabbitt asked if there were any questions or objections regarding the Service Contract Logs for October 2013.

There were no further questions or objections.

- Security**

Chairperson Rabbitt asked if there were any questions or objections regarding the Security Report for October 2013.

There were no further questions or objections.

- Resident Services Report**

Chairperson Rabbitt asked if there were any questions or objections regarding the Resident Services Report for October 2013.

There were no further questions or objections.

Section 8 Monthly Reports

Chairperson Rabbitt asked if anyone had objections or questions to the Section 8 Monthly Report for October 2013.

There were no further questions or objections.

There being no additional comments, questions or concerns regarding the Consent Agenda, Chairperson Rabbitt asked that the Consent Agenda for October 2013 be received and placed on file.

New Business

Approval to Resell 280 Pleasant Street

Chairperson Rabbitt asked if anyone had any questions or objections to the Approval to Resell 280 Pleasant Street, Pawtucket, RI.

Director Vadnais asked for approval to put 280 Pleasant Street on the real estate market to sell. It went into foreclosure and the PHA took the property back at a cost of \$37,000. The Director received a ruling from HUD that the 5H guidelines do not have to be followed and that the housing authority is free to sell the house on the open market.

Chairperson Rabbitt asked for a motion for Approval to Resell 280 Pleasant Street, Pawtucket, RI. A motion was made by Commissioner Carrera and was seconded by Vice Chairperson Nieves.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Gannon Absent

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci

Old Business

NONE:

Executive Session:

Chairperson Rabbitt requested permission to go into Executive Session pursuant to RI General Laws 42-46.5, Section 2, subsection 1 & 2. A motion was made by Chairperson Rabbitt and seconded by Commissioner Legrand with an affirmative vote by roll call vote:

Upon roll call the “Ayes” and “Nays” were as follows:

AYES NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Gannon Absent

Commissioner Legrand

Commissioner Ricci

Time in Executive Session 5:50 P.M.

Motion to come out of closed meeting and seal the minutes, accordance with RI

Law Sec. 42-46-4. A motion was made by Chairperson Rabbitt and seconded by Commissioner Nieves with an affirmative vote by roll call:

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Gannon Absent

Commissioner Legrand

Commissioner Ricci

Time out of Executive Session 6:05 P.M.

Personnel:

None.

Other Business:

None.

Adjournment:

There being no further business Chairperson Rabbitt made a motion to adjourn the Board of Commissioners November 20, 2013 meeting.

A motion to adjourn the Board of Commissioners November 20, 2013 meeting was made by Commissioner Carrera and seconded by Vice Chairperson Nieves.

Upon roll call the “Ayes” and “Nays” were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera

Commissioner Goulet

Commissioner Gannon Absent

Commissioner Legrand

Commissioner Ricci

Adjournment at 6:07 P.M.