

RESCHEDULED BOC Meeting

BOARD OF COMMISSIONERS REGULAR MEETING

Fogarty Manor

15th Floor Conference Room

214 Roosevelt Avenue

Pawtucket, RI 02860

Wednesday, January 29, 2014 at 5:30 P.M.

AGENDA

1. Meeting called to Order

2. Roll Call

3. Resident and Public Concerns

4. Approval of Minutes from December 18, 2013 Meeting

5. Correspondence

5A. Pawtucket Housing Authority – Determinations of Categorical Exclusion – Dated January 15, 2014.

5B. U.S. Department of Housing and Urban Development – FY2013 Housing Choice Voucher Family Self-Sufficiency program to support the Renewal HCV FSS position (1) - \$67,839 – Dated January 10, 2014

5C. U.S. Department of Housing and Urban Development – FY2013 PH FSS Program Coordinator position (1) - \$69,000 – Dated January 9, 2014

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 Resolutions

- **Resolution #1045 – FY2014 Income Limits for Public Housing and Section 8**

- **Resolution #1046 – PHA 5 Year and Annual Plan FY2015**

- **Resolution #1047 – FY2014 Operating Budget Rev. #1**

- **Resolution #1048 – Authorizes the Executive Director to sign documents relating to the sale of 280 Pleasant Street**

8.2 Approvals

- **Approval for Fogarty Manor Parking Lot Expansion Contract.**

9. Old Business

10. Executive Session

A. Approval of Past Executive Session Minutes: December 18, 2013

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 5:35 P.M. with a motion by Vice Chairperson Nieves and a seconded by Commissioner Goulet.

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

Present

Kevin Rabbitt, Chairperson

Reinaldo Nieves, Jr., Vice Chairperson

Stella Carrera, Commissioner Absent

Raymond Gannon, Commissioner Absent

Harvey Goulet, Commissioner

Diane Legrand, Commissioner

Robert Ricci, Commissioner *

Stephen Vadnais, Executive Director

Jim Goff, Deputy Executive Director

Jim Ruthowski, Director of Security
Maureen McNulty, Executive Secretary
Joseph Loconto, Finance Director
Lisa Cloutier, Attorney *

***Exit meeting at 6:15pm**

Resident and Public Concerns

None.

Approval of Minutes

Chairperson Rabbitt asked if anyone had any questions or objections to the minutes of December 18, 2013 meeting.

There were no other questions or objections.

A motion was made to approve the minutes of December 18, 2013 by Commissioner Goulet 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 Absent

Commissioner Gannon Absent

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci

Correspondence

Chairperson Rabbitt asked if anyone had any questions or objections to the Correspondence for December 2013. Director Vadnais reviewed the HUD Determination of Categorical Exclusions for PHA, the HVC FSS position receipt of \$67,839.00 for FY 2013 and the renewal of the PH FSS Program Coordinator Position in the amount of \$69,000.

There being no further 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 December 2013. The Executive Director explained the PHA Strategic Plan that was approved by the Board and reviewed by the staff. An all staff meeting will be held this month in which the Director will review with the entire staff the Strategic Plan. There will be a power point presentation presented by the Director reflecting the changes in the public housing industry. Also discussed was grant writing, assisted living as our residents get older and the positive media press the PHA received on its recycling efforts in the family developments.

There being no questions 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 December 2013. Chairperson Rabbitt addressed Mr. Goff on the rents and how they seem to be going in the wrong direction. Deputy Director Goff noted that he does follow up on these numbers every week.

There were no further 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 December 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 December 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 December 2013. Chairperson Rabbitt acknowledged the Director of Operations, Bob Corsini for the good

work on the trash and recycling projects. Also the fine reports he produces monthly. Commissioner Goulet asked Mr. Corsini who was our bedbug exterminator. Mr. Corsini said Arrest-A-Pest. Commissioner Goulet said they are doing a good job. He then mentioned the elevators and alarms at Fogarty as he spoke with residents while he was here on Saturday. Mr. Corsini said the Fogarty panel boxes needed attention and that was brought to the attention of CSI who fixed the relays. Also, Thyssen & Krupp were called in to repair the elevator doors and they are fine now.

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 December 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 December 2013.

There were no further questions or objections.

- **Security**

Chairperson Rabbitt asked if there were any questions or objections regarding the Security Report for December 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 December 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 December 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 December 2013 be received and placed on file.

New Business

Resolution #1045 – FY 2014 Income Limits for Public Housing and Section 8

Chairperson Rabbitt asked if anyone had any questions or objections to the Approval of Resolution #1045 – FY 2014 Income Limits for Public Housing and Section 8.

Chairperson Rabbitt asked for a motion for Approval to Resolution

#1045 – FY 2014 Income Limits for Public Housing and Section 8. A motion was made by Commissioner Goulet 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 Absent

Commissioner Gannon Absent

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci

Resolution #1046 – PHA Five Year and Annual Plan FY 2015

Chairperson Rabbitt asked if anyone had any questions or objections to the Approval of Resolution #1046 – PHA Five Year and Annual Plan FY 2015.

Chairperson Rabbitt asked for a motion for Approval to Resolution #1046 – PHA Five Year and Annual Plan FY 2015. A motion was made by Commissioner Goulet 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 Absent

Commissioner Gannon Absent

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci

Resolution #1047 – FY 2014 Operating Budget Revision #1

Chairperson Rabbitt asked if anyone had any questions or objections to the Approval of Resolution #1047 – FY 2014 Operating Budget Revision #1. Executive Director, Stephen Vadnais noted that the resubmitted budget to HUD included non-union personnel taking nine furlough days and not the 12 as originally designated.

Chairperson Rabbitt asked for a motion for Approval to Resolution #1047 – FY 2014 Operating Budget Revision #1. A motion was made by Commissioner Goulet 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 Absent

Commissioner Gannon Absent

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci

Resolution #1048 – Authorizes the Executive Director to sign documents relating to the sale of 280 Pleasant Street

Chairperson Rabbitt asked if anyone had any questions or objections to the Approval of Resolution #1048 – Authorizes the Executive Director to sign documents relating to the sale of 280 Pleasant Street, Pawtucket, RI.

Chairperson Rabbitt asked for a motion for Approval to Resolution #1048 – Authorizes the Executive Director to sign documents relating to the sale of 280 Pleasant Street, Pawtucket, RI for sale price of \$126,000. The lender is The Rhode Island Housing First Homes 100 Plan. A motion was made by Commissioner Goulet 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 Absent

Commissioner Gannon Absent

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci

Approvals – Approval of the Fogarty Manor Parking Lot Expansion Contractor

Chairperson Rabbitt asked if anyone had any questions or objections to the Approval of the Fogarty Manor Parking Lot Expansion Contractor, Tower Construction Co. Chairperson Rabbitt asked what the expansions were. Executive Director, Stephen Vadnais said this would create 21 new spots in back of the Fogarty building with room for expansion, visitor parking and handicap parking.

Chairperson Rabbitt asked for a motion for Approval of the Fogarty Manor Parking Lot Expansion Contractor to Tower Construction Co. for \$358,000. A motion was made by Commissioner Goulet 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 Absent

Commissioner Gannon Absent

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci

Old Business

None.

Executive Session:

None.

Approval of Executive Minutes December 18, 2013

Chairperson Rabbitt asked for a motion to approve the Executive Minutes for December 18, 2013. A motion to approve the Executive Minutes of December 18, 2013 was made by Commissioner Goulet and seconded by Commissioner Legrand with an affirmative roll call vote:

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

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera Absent

Commissioner Gannon Absent

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci Left Meeting 6:15 pm

Personnel:

None.

Other Business:

None.

Adjournment:

There being no further business Chairperson Rabbitt made a motion to adjourn the Board of Commissioners January 29, 2014 meeting.

A motion to adjourn the Board of Commissioners January 29, 2014 meeting was made by Commissioner Goulet and seconded by Commissioner Legrand.

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

AYES

NAYS

Chairperson Rabbitt

Vice Chairperson Nieves

Commissioner Carrera Absent

Commissioner Gannon Absent

Commissioner Goulet

Commissioner Legrand

Commissioner Ricci Left Meeting at 6:15 pm

Adjournment at 6:35 P.M.

Minutes Submitted and Approved By:

Kevin Rabbitt, Chairperson

Stephen A. Vadnais

Executive Director

Recording Secretary