

BOARD OF COMMISSIONERS REGULAR MEETING

Fogarty Manor

15th Floor – Board Room

214 Roosevelt Avenue

Pawtucket, RI 02860

Wednesday December 17, 2014 at 5:30 P.M.

1. Meeting called to Order

2. Roll Call

3. Resident and Public Concerns

4. Approval of Minutes from November 19, 2014 Meeting

5. Correspondence

**5A. U.S. Department of Housing and Urban Development – dated
December 4, 2014**

Capital Fund Program RI43P00250110

Capital Fund Program RI43P00250109

Capital Fund Program RI43P00250107

Capital Fund Program RI43P00250106

Capital Fund Program RI43P00250105

**5B. Beacon Mutual Insurance Company – Loss Prevention Service
Visit – dated**

December 8, 2014

**5C. Jerry Daniels letter to Mayor Donald Grebien – dated December 1,
2014**

5D. Executive Chamber, City of Pawtucket – Letter from Mayor

Grebien on some ongoing issues at various HA properties – dated November 21, 2014

5F. U.S. Department of Housing and Urban Development – Maintenance Wage Determination is up for renewal – dated November 17, 2014

5G. U.S. Department of Housing and Urban Development – Clearance Letter – Federal Labor Standards Compliance Review – dated November 3, 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**

- o **Service Contract Log**

- **Security**

- **Resident Services**

- **Section 8**

8. New Business

8.1 Resolutions

- **Resolution #1069 – Laborers' employee contribution to pension fund**

- **Resolution #1070 – Transfer of funds – COCC consulting to AMP**

overtime

8.2 Approvals

- **Approval for Law Firm Montalbano & Cloutier, LLC to hire an attorney on construction litigation fund**
- **Approval for the PHA to endorse the goals set forth by the Zero 2016 Campaign to end chronic and veterans homelessness**

9. Old Business

10. Executive Session

- **Approval of Executive Minutes from November 19, 2014 Meeting**
- **Personnel Matters**
- **Union Negotiations**
 - o **Approval of Union Negotiations and possible ratification of two (2) year contract 2/1/14 – 1/31/16 with Teamsters Union Local #251**
- **Pending Litigation**

11. Other Business

12. Adjournment

THERE WILL BE INTERPRETATION SERVICES AVAILABLE

The meeting was called to order by Commissioner Carrera at 5:30 P.M. with a motion by Commissioner Goulet and was seconded by Commissioner Ricci. Chairperson Rabbitt took over the meeting at

5:42 p.m.

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

Present

Kevin Rabbitt, Chairperson

Reinaldo Nieves, Jr., Vice-Chairperson - Absent

Stella Carrera, Commissioner

Harvey Goulet, Commissioner

George Kelley, III, Commissioner

Robert Ricci, Commissioner

Beth Roberge, Commissioner

Stephen Vadnais, Executive Director

Maureen McNulty, Executive Secretary

Jim Goff, Deputy Executive Director

Joseph Loconto, Finance Director

Robert Corsini, Operations Director

John Montalbano, Attorney

Lisa Cloutier, Attorney

Jeff Kasle, Attorney

Cristie Hanaway, Gencorp Insurance Corp.

Resident and Public Concerns

NONE

Presentation:

Ms. Cristie A. Hanaway, Assistant Vice President from Gencorp Insurance Corporation addressed the Board and the staff with her annual update.

Approval of Minutes

Chairperson Rabbitt asked if anyone had any questions or objections to the minutes of November 19, 2014 meeting. There were no other questions or objections.

A motion was made to approve the minutes of the November 19, 2014 meeting by Commissioner Carrera and was seconded by Commissioner Ricci.

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

AYES

NAYS

Chairperson Rabbitt

Vice-Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Correspondence

Chairperson Rabbitt asked if anyone had any questions or objections

to the Correspondence for November 2014. Commissioner Carrera asked the Executive Director to explain how the non-smoking campaign was going. He explained that the Mayor, Donald Grebien has gone to our various high rises with information and coffee to listen to residents' concerns. The issues are the non-smoking policy and the health and safety of our residents. Director Vadnais said we are working at the Burns Manor outside smoking area to protect the smokers from the cold weather. We are looking at St. Germain and Kennedy Manors concerns also. Ms. Carrera questioned correspondence 5B. Director Vadnais said it refers to Loss Prevention Service Visit from Beacon Mutual Insurance Co.

Executive Director's Report

Chairperson Rabbitt asked if anyone had any objections or questions to the Executive Director's Report for November 2014. Director Vadnais reviewed his monthly report for the Board. This is the 75th year of the incorporation of the Pawtucket Housing Authority under then Mayor McCoy. The housing authority is working on an oral history of 560 Prospect family development as it is the second oldest in the state. We have done press releases in the Providence Journal, Valley Breeze and the Pawtucket Times. Former residents have been calling and writing with great interest. Our former AmeriCorps Vista volunteer is interviewing residents and creating an oral history for this project. This is a good way to get our story out and preserve Prospect Heights. 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 November 2014. Chairperson Rabbitt addressed the 11% difference from November to April at Galego Court in rent collection from 98% to 87%. Something needs to be done. 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 November 2014 MASS Report. There were no further questions or objections to the Housing Management report at this time.

- **Legal Status Report**

Chairperson Rabbitt asked if there were any questions or objections regarding the Legal Status Reports from Attorneys Montalbano and Cloutier's office for November 2014. There were no further questions or objections regarding the Legal Status Report.

- **Operations**

Chairperson Rabbitt asked if there were any questions or objections to the Operations Reports for November 2014. 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 Reports for November 2014. 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 November 2014. There were no further questions or objections.

- **Security**

Chairperson Rabbitt asked if there were any questions or objections regarding the Security Reports for November 2014. There were no further questions or objections.

- **Resident Services Report**

Chairperson Rabbitt asked if there were any questions or objections regarding the Resident Services Reports for November 2014. 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 Reports for November 2014. 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 November 2014 be received and placed on file.

New Business

Resolution #1069 Approval of Laborers' Employee Contribution to the Pension Fund

Chairperson Rabbitt asked if anyone had any questions or objections to Resolution #1069 Approval of Laborers' Employee Contribution to the Pension Fund.

Chairperson Rabbitt asked for a motion to approve the Resolution #1069 Approval of Laborers' Employee Contribution to the Pension Fund.

A motion was made to approve Resolution #1069 Approval of Laborers' Employee Contribution to the Pension Fund by Commissioner Goulet and seconded by Commissioner Carrera with an affirmative roll call vote:

Upon roll call the "Ayes" and "Nays" were as follows:

AYES

NAYS

Chairperson Rabbitt

Vice-Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Resolution #1070 Approval to Transfer Funds – COCC Consulting to AMP Overtime

Chairperson Rabbitt asked if anyone had any questions or objections to Resolution #1070 Approval to Transfer Funds – COCC Consulting to AMP Overtime.

Chairperson Rabbitt asked for a motion to approve Resolution #1070 Approval to Transfer \$35,000 from the Central Office Other Administrative Consulting account to the AMP Overtime accounts.

A motion was made to approve Resolution #1070 Approval to Transfer Funds – COCC Consulting to AMP Overtime by Commissioner Goulet and seconded by Commissioner Carrera with an affirmative roll call vote:

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

AYES

NAYS

Chairperson Rabbitt

Vice-Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Approvals – Approval for Law Firm Montalbano & Cloutier, LLC to hire an attorney on construction litigation fund.

Chairperson Rabbitt asked if anyone had any questions or objections for the Approval for law firm Montalbano & Cloutier, LLC to hire Reynolds, DeMarco & Boland, LTD Attorneys at Law on construction litigation fund.

Chairperson Rabbitt asked for a motion for Approval for law firm Montalbano & Cloutier, LLC to hire Reynolds, DeMarco & Boland, LTD Attorneys at Law on construction litigation fund. A motion was made by Commissioner Carrera and was seconded by Commissioner Goulet.

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

AYES

NAYS

Chairperson Rabbitt

Vice-Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Approvals – Approval for the PHA to Endorse the Goals Set Forth by the Zero 2016 Campaign to End Chronic and Veterans’ Homelessness
Chairperson Rabbitt asked if anyone had any questions or objections to the Approval for the PHA to Endorse the Goals Set Forth by the Zero 2016 Campaign to End Chronic and Veterans’ Homelessness.

Chairperson Rabbitt asked for a motion for Approval for the PHA to Endorse the Goals Set Forth by the Zero 2016 Campaign to End Chronic and Veterans’ Homelessness. A motion was made by Commissioner Carrera and was seconded by Commissioner Goulet.

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

AYES

NAYS

Chairperson Rabbitt

Vice-Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

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 Commissioner Carrera and seconded by Commissioner Goulet with an affirmative vote by roll call:

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

AYES NAYS

Chairperson Rabbitt

Vice-Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Time in Executive Session 5:55 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 Commissioner Kelley and seconded by Commissioner Carrera with an affirmative vote by roll

call:

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

AYES

NAYS

Chairperson Rabbitt

Vice-Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Time out of Executive Session 7:00 P.M.

Approval of Executive Minutes November 19, 2014

Chairperson Rabbitt asked for a motion to approve the Executive Minutes for November 19, 2014.

A motion to approve the Executive Minutes of November 19, 2014 was made by Commissioner Carrera and seconded by Commissioner Kelley with an affirmative roll call vote:

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

AYES

NAYS

Chairperson Rabbitt

Vice-Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Approval of Union Negotiations and Possible Ratification of a Two (2) Year Contract 2/1/2014 – 1/31/2016 with Teamsters Union Local #251
Chairperson Rabbitt asked if anyone had any questions or objections to the Approval of Union Negotiations and Possible Ratification of a Two (2) Year Contract 2/1/2014 – 1/31/2016 with Teamsters Union Local #25.

Chairperson Rabbitt asked for a motion for the Approval of Union Negotiations and Ratification of a Two (2) Year Contract 2/1/2014 – 1/31/2016 with Teamsters Union Local #25.

A motion to Approve the Ratification of a Two (2) Year Contract 2/1/2014 – 1/31/2016 with Teamsters Union Local #25 was made by Commissioner Goulet and seconded by Commissioner Roberge with an affirmative roll call vote:

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

AYES

NAYS

Chairperson Rabbitt

Vice-Chairperson Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Other Business:

None.

Adjournment:

There being no further business Chairperson Rabbitt made a motion to adjourn the Board of Commissioners December 17, 2014 meeting.

A motion to adjourn the Board of Commissioners December 17, 2014 meeting was made by Commissioner Carrera and seconded by Commissioner Goulet.

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

AYES

NAYS

Chairperson Rabbitt

Vice-Chairperson Nieves Absent

Commissioner Carrera

Commissioner Goulet

Commissioner Kelley

Commissioner Ricci

Commissioner Roberge

Adjournment at 7:10 P.M.