



BOARD of COMMISSIONERS

REGULAR MEETING

AGENDA

The Housing Authority of the City of Woonsocket, Rhode Island

Regular Meeting of the Board of Commissioners

Date: Thursday, April 18th, 2024, Time: 4:30 p.m.

Location: 66 Morin Heights Boulevard, Woonsocket, R.I. 02895

1. CALL to ORDER

4:30 p.m., Thursday April 18th, 2024, Woonsocket Housing Authority, 66 Morin Heights Boulevard, Woonsocket, R.I. 02895

2. ROLL CALL

Michael L.A. Houle, Chairman

Thomas Calouro, Vice Chairman..

John Egan, Commissioner

Michael Dubois, Commissioner ...

Nicholas Gasse, Commissioner....

Vacancy (2)

Others Present: TBD

3. PUBLIC COMMENT

4. ELECTION OF OFFICERS:

Discuss, nominate and/or vote on each of the following Board Positions:

- A. Chairman Position (1)
- B. Vice-Chairman Position (1)

5. APPROVAL of MINUTES

In accordance with RIGL 42-46-6(b) the WHA Board of Commissioners may review, discuss and/or vote on each of the following items:

- A. March 21st, 2024, Regular Meeting Minutes
- B. March 21st, 2024, Executive Session Minutes

6. APPROVAL OF BILLS

Discussion and/or vote

- Month of March 2024 in the amount of **\$1,607,834.81**
- Accounts payable General Ledger Detail, March 2024.
- Accounts Payable Check Register, March 2024.

7. OLD BUSINESS

Discussion and/or Vote on each of the following items:

- A. Recognition of Commissioner Steven D’Agostino (Ret.) for his years of service to the Woonsocket Housing Authority having served on the Board of Commissioners 2019-2024.

8. COMMUNICATIONS AND INTERESTS OF THE HOUSING AUTHORITY

Discussion and/or Vote on each of the following items:

- A. Approval of Department Reports:
 - 1. March 2024: Accounts Receivable, Facilities, Vacancy Turnover Report, Wait List, Leased Housing Activity, Procurement, Property Vacancy Report, Resident Services Report.

9. NEW BUSINESS

Discussion and/or Vote on each of the following items:

- A. Resolution #1251 Procurement Policy Revision(s).
- B. Resolution #1252 General Relocation Policy.
- C. Approval of Contract for basketball court demolition & reconstruction at Morin Heights in the Amount of \$168,300.00, to be awarded to Lucina Brothers Inc.
- D. Approval of Contract for ADA Shower-Bathroom Renovations at Morin Heights in the Amount of \$695,452.00, awarded to Nationwide Construction Corporation.
- E. Approval of Contract for Roof Replacement / Ventilation Repairs at Morin Heights and Veteran’s Memorial in the Amount of \$2,452,400.00, to be awarded to A&M Sheet Metal & Roofing Inc.
- F. Posting of former position, Deputy Director, overseeing Operations, Human Resources, etc., (At-will employment, Non-Union)
- G. Posting of Part-Time position, Human Resources Specialist.
(At-will employment, Non-Union)
- H. Development of Policy for guidance to WHA employees on tenants’ rights.

10. EXECUTIVE SESSION

Per the State of Rhode Island Open Meetings Act RIGL Section 42-46-5 (a) (1) and / or RIGL Section 42-46-5 (a) (2) the Board of Commissioners.

- A. May meet in closed session to discuss and possibly vote on R.I. Superior Court Case No. PC-2023-04655, Moreau vs. Woonsocket Housing Authority. [42-46-5 (a) (2)].
Status / Update from Attorney Louise Marcus and/or Attorney Tim Cavazza.

11. Adjournment, Vote

Posted on April 15th, 2024, at the RI SOS site, City Hall and at WHA sites.