



# BOARD OF COMMISSIONERS

## REGULAR MEETING

### AGENDA

**Revision 1: (3/18/2025)**

**Revision2: (3/20/2025)**

The Housing Authority of the City of Woonsocket, Rhode Island

Regular Meeting of the Board of Commissioners

Date: **Monday, March 24th, 2025, Time: 4:30 p.m.**

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

#### **1. CALL TO ORDER**

4:30 p.m., Thursday, March 24<sup>th</sup>, 2025, Woonsocket Housing Authority, 66 Morin Heights Boulevard, Woonsocket, R.I. 02895. Called to Order by Chairman Gassey at 4:30 pm

#### **2. ROLL CALL**

Nicholas Gassey, Chairman  
John Egan, Vice Chairman  
Jessica Desrochers, Commissioner  
Damon Flynn, Commissioner  
Arthur St. George, Resident Commissioner  
Charles Harris, Resident Commissioner  
Juan Purdy, Commissioner

Others Present:

TBD

#### **3. 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.

- A. May meet in a closed session to discuss and possibly vote on RI Superior Court Case No. PC-2023-04655, Moreau vs. Woonsocket Housing Authority, in compliance with the R.I. Open Meetings Act [42-46-5 (a) (2)]. With discussion and/or vote following an update from Attorney William E. O’Gara.
- B. May meet in closed session with the Nighttime Security Supervisor to discuss and/or vote on an increase in the Salary Compensation for the Nighttime Security Supervisor’s position. Any person to be addressed has been so notified in writing and has chosen a closed session in compliance with the R.I. Open Meetings Act [42-46-5 (a) (1)].
- C. May meet in closed session to discuss and / or vote on collective bargaining in compliance with the R.I. Open Meetings Act [42-46-5 (a) (2)].

#### **4. PUBLIC COMMENT**

#### **5. APPROVAL of MINUTES**

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

- A. February 20<sup>th</sup>, 2025, Regular Meeting Minutes
- B. February 20<sup>th</sup>, 2025, Executive Session Minutes

#### **6. APPROVAL OF BILLS**

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

The month of **February** 2025 in the amount of **\$1,273,932.08**

- Accounts Payable General Ledger Detail, February 2025.
- Accounts Payable Check Register, February 2025.

#### **7. COMMUNICATIONS AND INTERESTS OF THE HOUSING AUTHORITY**

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

##### **A. Approval of Department Reports:**

- 1. February 2025:

*Posted on Thursday March 20<sup>th</sup>, 2025, at the RI Secretary of State website, Woonsocket City Hall and at all WHA properties.*

- a. Accounts Receivable
- b. Facilities Report
- c. Vacancy Turnover Report
- d. Wait List Report
- e. Property Vacancy Report
- f. Leased Housing Activity
- g. Procurement Report
- h. Resident Services Report
- i. Security Report

## **2. OLD BUSINESS**

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

- A. RI Housing MOA: Shared Jurisdiction for Special Purpose Vouchers.

## **3. NEW BUSINESS**

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

- A. Increasing the Not-to-Exceed Contract for Architectural and Engineering (A&E) from \$150,000 to \$425,000 (i.e. \$3,750,000 Lead Grant) with William Starck Architects.
- B. Appliance Bid for new Appliances (Stove / Refrigerator) at St. Germain and Kennedy Manor award to Coletta Contracting in the amount of \$787,400 (OP/CFP).
- C. New Electric Receptacle Upgrade Bid for Gas Ranges at Morin Heights and Veterans Memorial award to Nationwide Construction in the amount of \$435,410.00 (CFP).

## **4. Adjournment, Vote**

*Posted on Thursday March 20<sup>th</sup>, 2025, at the RI Secretary of State website, Woonsocket City Hall and at all WHA properties.*

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and at all WHA properties.*