

East Providence Housing Authority
Board of Commissioners
September 16, 2025
Meeting Minutes

Open Session

September 16, 2025

Meeting began at 1:30 p.m.

Pledge of Allegiance

Role Call by Director Rose Ott– Chairman, John Faria, Vice Chairperson, Luci Stoddard, Nicholas Williams, Miles Bonalewicz, Jacqueline Hicks, Carol Brown & Executive Director Rose Ott

Excused absence: Elaine Gonsalves

Roll call motion to accept: Nick Williams

Second: Jacqueline Hicks

All voted Aye: Motion passes

Approval June 17, 2025 Minutes

Motion made to accept meeting minutes: Luci Stoddard

Second: Carol Brown

All voted Aye: Motion passes

Atty. Louise Marcus updates & Vote

The East Providence Housing Executive Director, Rose Ott and Atty. Marcus met with the City of East Providence developers at the Oldham School building site for developing affordable housing. Directly following this meeting, we met one on one with the Mayor & Developers. Atty. Marcus followed up that meeting with a letter of interest stating East Providence Housing would be interested in managing and providing thirty-nine (39) Faircloth units for the project and provide support for those residents and property owners to the best of our ability.

In July 2025 we sold one of our remaining duplexes located on 89-91 Lena Street, East Providence. It was sold for \$452,000 and in order for the tenant to be income eligible the East Providence Housing is holding a silent mortgage \$217, 430. A Public Housing tenant purchased the duplex under the Home Ownership- Section 32 program. We will need to remove it from our **HUD Annual Contributions Contract (ACC)** to no longer receive funding for this property. We will comply with this HUD requirement by the **Board voting on Resolution #592 to remove 89-91 Lena Street from our ACC.**

Motion made to remove 89-91 Lena Street from our ACC: Miles Bonalewicz

Second: Luci Stoddard

All voted Aye: Motion passes

Executive Director Report

Motion made to accept Executive Director Report: Nicholas Williams

Second: Jacqueline Hicks

All voted Aye: **Motion passes**

Public Housing Vacancy Report/wait list

Motion Made to accept Vacancy Report: Miles Bonalewicz

Second: Jacqueline Hicks

All voted Aye: **Motion Passes**

Housing Choice Voucher Report

Motion Made to accept Housing Choice Voucher Report: Nicholas Williams

Second: Carol Brown

All voted Aye: **Motion Passes**

Family Self Sufficiency Report

Motion made to accept Family Self Sufficiency report: Miles Bonalewicz

Second: Jacqueline Hicks

All voted aye: **Motion Passes**

Paid Bills Report June \$430, 354.43

Motion made to accept Paid Bills Report June: Luci Stoddard

Second: Nicholas Williams

Voted Aye:

Chairman John Faria

Luci Stoddard

Nicholas Williams

Miles Bonalewicz

Jacqueline Hicks

Carol Brown

All voted aye: **Motion Passes**

Paid Bills Report July \$ 224,909.17

Motion made to accept Paid Bills Report July: Luci Stoddard

Second: Nicholas Williams

Voted Aye:

Chairman John Faria

Luci Stoddard

Nicholas Williams

Miles Bonalewicz

Jacqueline Hicks

Carol Brown

All voted aye: **Motion Passes**

Paid Bills Report August \$71,846.29

Motion made to accept Paid Bills Report August: Nicholas Williams

Second: Jacqueline Hicks

Voted Aye:

Chairman John Faria

Luci Stoddard

Nicholas Williams

Miles Bonalewicz
Jacqueline Hicks
All voted aye: **Motion Passes**

Resolution #591 Proposed Operating Budget 2026- vote

Motion made to accept Proposed Operating Budget: Luci Stoddard

Second by: Jacqueline Hicks

Voted Aye:

Chairman John Faria

Luci Stoddard

Nicholas Williams

Miles Bonalewicz

Jacqueline Hicks

Carol Brown

All voted aye: **Motion Passes**

Approval of Pilot Payment to the City of East Providence - \$119,634.31

Motion made to approve Pilot Payment: Luci Stoddard

Second by: Miles Bonalewicz

Voted Aye:

Chairman John Faria

Luci Stoddard

Nicholas Williams

Miles Bonalewicz

Jacqueline Hicks

Carol Brown

All voted aye: **Motion Passes**

Warren Avenue Boiler Replacement Engineer Services \$29,000- vote

Motion made to accept Boiler Replacement Engineer Services- Luci Stoddard

Second: Jacqueline Hicks

Voted Aye:

Chairman John Faria

Luci Stoddard

Nicholas Williams

Miles Bonalewicz

Jacqueline Hicks

Carol Brown

All voted aye: **Motion Passes**

Goldsmith Manor Replacement of Federal Pacific Panels in each apartment \$90,100- vote

Motion made to accept Boiler Replacement Engineer Services- Luci Stoddard

Second: Miles Bonalewicz

Voted Aye:

Chairman John Faria

Luci Stoddard

Nicholas Williams

Miles Bonalewicz

Jacqueline Hicks

Carol Brown

All voted aye: **Motion passes**

Replacement of City View Office and Conference Room Flooring \$29,557.30 Floor Covering International:

Motion made to accept the proposal for Replacement of Flooring at City View Office & Conference

Room: Luci Stoddard

Second: Miles Bonalewicz

All voted aye: **Motion Passes**

Discussion of Fire Safety: Building structures mostly concrete, Type 1 Fire Resistive, unlike the recent fire in the news of the local Elderly housing which was wood. East Providence Fire Department protocol for our buildings is to shelter in place and wait for the Fire Company. Both fire spread and smoke travel are dependent on unit doors remaining shut. Also helpful is we have sprinklers that are inspected regularly by the company Encore. Will be looking into more tenant educational training & flyers with East Providence Fire Department.

Motion made to change October 2025 Board Meeting from 21st to 14th due to having a quorum: Luci Stoddard

Second: Nicholas Williams

All voted aye: **Motion Passes**

Motion to adjourn meeting: Luci Stoddard

Second: Miles Bonalewicz

Meeting adjourned at 2:35 pm