

THE MINUTES OF A SPECIAL MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON JULY 22, 2025

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in special session from the Administration Building Newport, Rhode Island at 10:00 a.m. on July 22, 2025.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Commissioner	Frank Coleman
Commissioner	Dave Roderick
Commissioner	Cheryl Abney
Commissioner	Kevin Beesley
Commissioner	Vanessa Soares

ABSENT:	Vice Chair	Tom Sheehan
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The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in special session on Tuesday, July 22<sup>nd</sup> 2025 at 10:00 a.m. at the Administration Office, 120B Hillside Ave. Newport, RI for the following purpose:

- 1) Approval to proceed with the Property Acquisition – Purchase & Sales Agreement of the Gallagher Building

The Chair read aloud and requested approval of Resolution No. 2056 to approve and adopt the Acquisition of the Gallagher Building. The Resolution read as follows:

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Newport (HACN) Rhode Island is the subrecipient of a \$7.5 Million Community Learning Center (CLC) grant from the City of Newport, the primary grant recipient from the State of Rhode Island;

WHEREAS, in partnership with the City of Newport, Town of Middletown, and Boys & Girls Club of Newport County, HACN is administering the CLC grant which supports the renovation of the Housing Authority's Florence Gray Center and the attached Gallagher Building;

WHEREAS, HACN previously owned the Gallagher Building and sold it to the State of RI to enable the space to be used by the RI Department of Education for the creation and expansion of the Paul Crowley East Bay MET School (MET School). The subsequently constructed MET School fully accommodates the MET School, and the Gallagher Building is largely unused and vacant;

WHEREAS, the HACN, Newport, Middletown, and Boys & Girls Club partnership will result in a newly revitalized 21<sup>st</sup> century Community Learning Center benefitting residents of HACN, residents of the City of Newport and residents of the Town of Middletown through programs and services in 3 core program areas, including Employment, Education, and Health Monitoring;

WHEREAS, HACN will continue to own and manage the Florence Gray Community Learning Center and the programs and services offered would benefit from the additional space the Gallagher Building offers;

WHEREAS, it is in HACN's best interest to re-acquire the Gallagher Building and associated land to better support the Community Learning Center project. The State of RI is willing to provide an offer of sale at a price to be fully forgiven in exchange for a commitment to continue to operate the space as a community center long-term.

WHEREAS, the acquisition is subject to the State's provision of offering the City of Newport the Right of First Refusal (ROFR) to purchase the property. HACN may challenge this ROFR with State given that the original Purchase & Sales Agreement for the sale to the State was contingent upon HACN having the ROFR upon any future sale. HACN may enter into a Purchase & Sales Agreement with the State and acquire the Gallagher Building contingent upon HACN maintaining their ROFR or the City of Newport waiving, in writing, their ROFR.

NOW, THEREFORE, BE IT RESOLVED, by HACN, that the Executive Director of HACN, acting singly, or the Board Chair of HACN, also acting singly, is each hereby authorized, empowered, and instructed to enter into, acknowledge, amend and/or deliver on behalf of HACN any and all instruments and documents, and to take any other action, as may be necessary or appropriate, in either of their sole and continuing discretion, in order to affect the consummation of the transactions described above.

A motion was made by Commissioner Beesley to give the Executive Director authorization to sign the Purchase & Sales agreement contingent upon the Newport Housing Authority maintaining the Right of First Refusal (ROFR) to purchase the property. This motion was seconded by Commissioner Roderick and unanimously carried.

Upon the motion by Commissioner Beesley, seconded by Commissioner Soares and unanimously carried, the meeting adjourned at 10:50 a.m.