

FALL RIVER HOUSING AUTHORITY

85 MORGAN STREET

P.O. BOX 989

FALL RIVER, MASSACHUSETTS 02722 JAN -8 P 4:43

TIMOTHY S. BARROW
INTERIM EXECUTIVE DIRECTOR

TELEPHONE (508) 675-3500
FAX (508) 677-1346
SECTION 8 FAX (508) 675-3435

January 7, 2019

To: Roger P. Tache, Chairman
Mary L. Sahady, Vice-Chairwoman
Jason Burns, Treasurer
David Underhill, Commissioner
Leonard Aguiar, Commissioner

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Annual Session** at 85 Morgan Street, in the City of Fall River, Massachusetts, on **Monday, January 14, 2019** at 5:00 o'clock p.m., for the following purposes:

1. Minutes of the Postponed Regular Meeting held on December 17, 2018

Recommended Action: to accept

2. Bills and Communications

a) Vouchers

Recommended Action: to accept

3. Report of the Secretary

a) Management Reports

ADA Fair Housing Coordinator
Michael Sousa, Esquire—508-675-3500

2.

1. Applications
2. Occupancy Report
3. Tenants Accounts Receivable
4. Work Order Report
5. Public Housing Performance Indicator Report

Recommended Action: to accept

b) Financial Reports

Recommended Action: to accept

4. New Business

Modernization

- a) Request for New Window Products for Exterior Building Envelope Repairs at Bates/Tower Apartments, under Capital Fund Program (CFP) Year 2017 Activities, be proprietary item for Anderson Corporation window units to match existing windows.

Recommended Action: approval

- b) Certificate of Substantial Completion for HVAC Upgrades in Kitchens/ Bath/Basements at Sunset Hill, under the CFP Year 2016 Activities

Recommended Action: approval

Miscellaneous

- a) Fall River Housing Authority Agency Plan 2019 and Certifications (Five Year Annual Plan) (executed by Chairman) and Certification by State or Local Official of PHA Plan's Consistency with Consolidated Plan (executed by Mayor)

Recommended Action: approval

- b) Sale of 271 Morgan Street and 252 Fifth Street properties

Recommended Action: permission to re-advertise

- c) Integrated Pest Management Services

Recommended Action: permission to advertise for a 3 to 5 year contract

- d) On-Call Painting Services

Recommended Action: award a one (1) year contract to All Phase Property Maintenance & Repair, in an amount not to exceed \$25,000

- e) On-Call Cement/Asphalt Services

Recommended Action: award a one (1) year contract to Industrial Concrete Solutions, in an amount not to exceed \$25,000

- f) Easement for National Grid for Maple Gardens

Recommended Action: ratify approval for one (1) easement

- g) Transfer Policy Revision for Public Housing

Recommended Action: approval

4.

h) RIBI Security Contract

Recommended Action: approve addendum to include increase in hourly rate of \$1.21 p/h, from January 1, 2019 to September 30, 2019 AND to extend contract term for additional 90 days from October 1, 2019 through December 31, 2019

i) Section 8 Consultant Assistance

Recommended Action: approve contract for Gail Neibaur & Diane Cohen, in an amount not to exceed \$9,000

j) Out-of-State Travel

Recommended Action: ratify approval of out-of-state travel for attendance at the NERC/NAHRO Winter Conference at Mohegan Sun, from February 4, 2019 to February 7, 2019 for Commissioner David Underhill, February 4, 2019 to February 5, 2019 for Timothy Barrow, Attorney Michael Sousa and Kathleen Povar

5. Personnel

a) "Temporary" Warehouse Worker-Maintenance Custodian

Recommended Action: ratify appointment of Keith Bettencourt

b) ADA/Fair Housing Coordinator

Recommended Action: ratify appointment of Attorney Michael Sousa

c) Deputy Executive Director for Finance & Leased Housing Position

Recommended Action: permission to post in-house and advertise

5.

d) Executive Director Position

Recommended Action: approve three (3) year contract for Timothy Barrow

6. Election of Officers for calendar year 2019

7. Tenant Concerns

and the transaction of any other business that may come before the meeting.

Sincerely,



Timothy S. Barrow, Interim Executive Director

TSB:mjg