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FALL RIVER, MA

**FALL RIVER HOUSING AUTHORITY
85 MORGAN STREET
P.O. BOX 989
FALL RIVER, MA 02722**

**TIMOTHY S. BARROW
EXECUTIVE DIRECTOR**

**TELEPHONE 508-675-3500
FAX 508-677-1346**

**KEVIN SBARDELLA
DEPUTY EXECUTIVE DIRECTOR**

October 8, 2021

To: Mary L. Sahady, Chairwoman
David Underhill, Vice-Chairman
Jason Burns, Treasurer
Jo Ann Bentley, Commissioner
John Medeiros, Commissioner

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Postponed Regular Session** on **Thursday, October 14, 2021** at **5:00 o'clock p.m.** in the **James A. O'Brien, Sr. Apartments Community Hall, 34 Whipple Street, in the City of Fall River, Massachusetts, (please use Second Street entrance)** for the following purposes:

1. Roll Call

**--Citizen Input
--Resident Input**

2. Minutes of the Regular Meeting held on September 13, 2021

Recommended Action: to accept

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

2.

3. Bills and Communications

a. Vouchers

Recommended Action: to accept

4. Management Reports

1. Applications
2. Occupancy Report
3. Tenants Accounts Receivable
4. Work Order Report
5. Monthly Section 8 Voucher Activity Report
6. Monthly Personnel Count/Report
7. Director of Modernization Monthly Report
8. Bank, Investment & Bond Debt Balance Reports

Recommended Action: to accept

5. Financial Reports (Director of Finance)

a. Financial Reports (August, 2021)

Recommended Action: approve

6. Update from Executive Director

Old Business

a) C.O.L.A. Increase for Executive Director (Retroactive to 4/1/21)

Recommended Action: anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (2) to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel

New Business

1. **Modernization**

- a) Architectural/Engineering (A/E) Contract Award(s) for Indefinite Quantity/Deliver Services at 18 Federally Aided Developments

Recommended Action: award 18 month contracts (w/option to extend for additional 18 months) to CES; CBI Consulting, LLC; C.A. Crowley Engineering, Inc.; Civitects Professional Corp.; JMBA & Architects; RGB Architects; Edward Rowse Architects; and William Starck Architects, Inc.

- b) Permission to Advertise for Bids for **Elevator Improvements** (Cabs 3 & 4 Estimated Cost-\$900,000.00) and **Apartment Conversions** (Estimated Cost-\$350,000.00) at Cardinal Medeiros Towers

Recommended Action: approval

- c) Certificate of Substantial Completion for Site Improvements at Chor-Bishop Eid Apartments

Recommended Action: approval

- d) Certificate of Final Completion for Site Improvements at Chor-Bishop Eid Apartments

Recommended Action: approval

- e) Certificate of Completion-Consolidated for Balcony Repairs at Raymond D. Holmes Apartments and Francis J. Barresi Heights

Recommended Action: approval

4.

- f) Certificate of Substantial Completion for Elevator Modernization at Cardinal Medeiros Towers

Recommended Action: approval

- g) Contract Award for Architectural/Engineering (A/E) Designer Services for the Gateway Award Comprehensive Project at Maple Gardens

Recommended Action: award contract to William Starck Architects, Inc., in the amount of \$925,922.00

- h) Change Order No. 2 for Maple Gardens Basement Upgrades

(Change Order No. 2 is an INCREASE of \$239,445.94 to the contract amount for addition of LED lighting and window refilling, and an additional 30 days to the contract time)

Recommended Action: approval

- i) Request that Smoke Alarm Replacement at 18 Sites be a Proprietary Item for First Alert, SC7010 Series Hardwire Photoelectric Smoke and CO Combination Alarms (as currently used throughout the FRHA)

Recommended Action: approval

- j) Change Order No. 1 for Boiler & Domestic Water Heater Replacement at Cardinal Medeiros Towers

(Change Order No. 1 is an INCREASE of \$31,083.24 for two (2) Hot Water Supply Pumps P-5 and P-4)

Recommended Action: approval

5.

2. **Miscellaneous**

- a) Open Meeting Law Determination by Attorney General's Office
Regarding Executive Session Minutes

Recommended Action: information

- b) Section 8 CARES Act Fund Items

1. Two (2) Interactive Kiosks
2. Software & Hardware for Paperless Program Administration
3. Replacement of Telephone System
4. Incentive Provision to Attract New Landlords
5. Conference Room Video/Audio Needs

Recommended Action: permission to expend funds (cost estimates will be provided at the Board meeting)

- c) Family Self-Sufficiency (FSS) Program Action Plan

Recommended Action: approve changes

- d) Section 8 Payment Standards (Effective November 1, 2021)

Recommended Action: approve adoption of new payment standards at 110% of FMRs

- e) John Deere Sub-Compact Tractor(s) 2022 TX

Recommended Action: permission to purchase 3 tractors from United Ag & Turf, in a total amount of \$33,724.26

3. **Personnel**

- a) Public Housing Administrative Assistant Position

Recommended Action: approve appointment of Alex Ramirez

b) Labor Relations Case--No. 648-20 Update

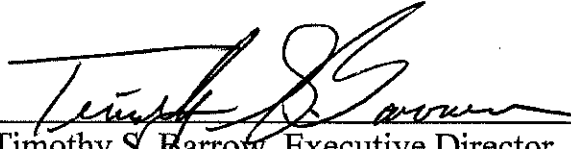
Recommended Action: anticipated Executive Session in accordance with M.G. L. c. 30A, sec. 21(a) (3), to discuss strategy with respect to collective bargaining and litigation (if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares) (AFSCME Council 93 v. Fall River Housing Authority—Labor Relations Connection Case No. 648-20)

c) Watuppa Heights Litigation Update

Recommended Action: anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares

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

Sincerely,


Timothy S. Barrow, Executive Director

TSB:mjg