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

KEVIN SBARDELLA
INTERIM EXECUTIVE DIRECTOR

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

May 5, 2022

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 **Regular Session** on **MONDAY, MAY 9, 2022, 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 April 11, 2022

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 Statements (March, 2022)

Recommended Action: to accept

b. Quarterly Operating Statements (for quarter ending 3/31/22)

Recommended Action: approval

c. Quarterly Modernization Report (for quarter ending 3/31/22)

Recommended Action: approval

6. Update from Interim Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Contract Award for Tree Removal & Building Repairs at Chor-Bishop Joseph Eid Apartments

Recommended Action: award contract to low bidder, Paul Nunes & Son, Inc., in the amount of \$47,950.00, including Alternates, contingent upon final approval by DHCD

- b) Contract Award for the Norel Wireless Fire Alarm Communications at Raymond D. Holmes Apartments, Father Vincent Diaferio Village, James A. O'Brien, Sr. Apartments, Frank B. Oliveira Apartments, Nicholas W. Mitchell Heights, Bates/Tower Apartments and Edward F. Doolan Apartments

Recommended Action: award contract to Norel Service Co., Inc., in the amount of \$22,785.00, under the Sole Source Procurement process

- c) Contract Award for the New Gazebo at Oak Village (Re-bid)

Recommended Action: award contract to low bidder, Gil-Den, in the amount of \$71,995.00

2. Miscellaneous

- a) On-Call Glass Fabrication & Repair Contract (for Heritage Heights)

Recommended Action: award a six (6) month contract to the lone bidder, Door & Glass Innovations, in an amount not to exceed \$25,000.00

4.

3. **Personnel**

- a) "Temporary" Maintenance Mechanic 1/Floater Positions (2)

Recommended Action: ratify appointments of Drew Dyson and Freddie Perez

- b) Clerk Interviewer Positions (2) (Public Housing)

Recommended Action: ratify appointments of Netha Dozier and Lauren Kelly

- c) Clerk Interviewer Position (Leased Housing)

Recommended Action: ratify appointment of Stephanie Linhares

- d) Leased Housing Support Assistant Position

Recommended Action: ratify appointment of Janet Ramos

- e) Executive Director Search Update

Recommended Action: discussion

EXECUTIVE SESSION

- f) Former Executive Director Contract Expiration Update

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

Recommended Action: discussion

5.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kevin Sbardella".

Kevin Sbardella, Interim Executive Director

KS:mjg