

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

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CITY CLERK
FALL RIVER, MA

KEVIN SBARDELLA
INTERIM EXECUTIVE DIRECTOR

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

June 8, 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, JUNE 13, 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

- a. **Report & Recommendation of the FRHA Executive Director Search Sub-Committee**

Recommended Action: accept the recommendation of the Sub-Committee to interview Mr. Kevin Sbardella before the full Board of Commissioners in Open Session

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

2.

b. Executive Director's Position

Recommended Action: conduct Mr. Sbardella's interview

--Citizen Input

--Resident Input

2. Minutes of the Regular Meeting held on May 9, 2022

Recommended Action: to accept

3. Bills and Communications

a. Vouchers

Recommended Action: to accept

4. Management Reports

1. Applications
2. Occupancy Reports
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. Quarterly Operating Statements (for period ending 3/31/22)**

Recommended Action: approval

b. Operating Budget Books for FYE 3/31/2023

Recommended Action: approval

6. Update from Interim Executive Director

Recommended Action: for information

New Business

1. **Modernization**

- a) Amendment #12 to the Contract for Financial Assistance (CFA) 5001 (Amendment in the amount of \$376,643.00 is for Formula Funding for FY2025)

Recommended Action: approval

- b) Certificate of Completion-Consolidated for Exterior Building Envelope/Balcony Repairs & Roof Replacement at James A. O'Brien, Sr. Apartments

Recommended Action: approval

- c) Contract Award for Exterior Building Envelope Repairs & Roof Replacement at George H. Cottell Heights

Recommended Action: award contract to low bidder, East Coast Masonry & Restoration, Inc., in the amount of \$899,000.00

- d) Contract Award for Electric Panel Replacement project at Edward F. Doolan Apartments

Recommended Action: award contract to lone bidder, Brite-Lite Electrical Co., Inc., in the amount of \$452,888.00

4.

- e) Certificate of Substantial Completion for New Video Security/Site Improvements Project at Chor-Bishop Joseph Eid Apartments

Recommended Action: approval

- f) Change Order No. 1 for Underground Electric Project (Phase 3) at Maple Gardens

(Change Order No. 1 is a CREDIT in the amount of \$1,463.38, for not installing LED lighting in the basements of Buildings 19 through 23. A different type of lighting was installed.)

Recommended Action: approval

2. Miscellaneous

- a) HVAC On-Call Services Contract

Recommended Action: permission to advertise for a six (6) month contract, in an amount not to exceed \$25,000.00

- b) Contract Award for Support and Service of Surveillance Cameras

Recommended Action: award a two (2) year contract (w/a one (1) year option to renew at the sole discretion of the FRHA) to KM Security Solutions , in the amount of \$3,000.00 per month

- c) Contract Award for Removal and Replacement of Mechanized Garage Door (Bay #1) at 201 Eddy Street

Recommended Action: award a contract to Nest Generation Doors & Construction, in an amount not to exceed \$18,260.00

3. **Personnel**

- a) "Temporary" Maintenance Custodian/Floater Position

Recommended Action: ratify appointment Sean Lobo

- b) Management Department Housing Assistant Position

Recommended Action: ratify appointment of Jennifer Pavao

- c) Leased Housing Support Assistant Position

Recommended Action: ratify appointment of Jasmin Baez

- d) Youth Services Program Assistant Position (Seasonal/Temporary)

Recommended Action: approve appointment of Kelsey Costa

- e) Employee Retirements (2)

Recommended Action: accept retirements of Richard Cote (effective on June 2, 2022) and Michael Freitas (effective on August 1, 2022)

EXECUTIVE SESSION

- a) Union Negotiations Update

(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)

Recommended Action: update

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