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FALL RIVER, MA

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

KEVIN SBARDELLA  
EXECUTIVE DIRECTOR

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

August 10, 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 **Postponed Regular Session** on **MONDAY, AUGUST 15, 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 July 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 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. Monthly Financial Statements (April)

**Recommended Action: approval**

b. State Quarterly Modernization Report (for Period Ending 6/30/2022)

**Recommended Action: approval**

**6. Update from Executive Director**

**Recommended Action: for information**

**New Business**

1. **Modernization**

- a) Certificate of Substantial Completion for Keltron Wireless Fire Alarm Communicators at 7 Federally-Aided Developments

**Recommended Action: approval**

- b) Certificate of Completion-Consolidated for Keltron Wireless Fire Alarm Communicators at 7 Federally-Aided Developments

**Recommended Action: approval**

- c) Certificate of Substantial Completion for the Tree Removal & Building Repairs at Chor-Bishop Joseph Eid Apartments

**Recommended Action: approval**

- d) Certificate of Substantial Completion for the Roof Replacement (Phase 4) at Sunset Hill

**Recommended Action: approval**

- e) Change Order No. 1 for the Fire Alarm Panel Replacement at Raymond D. Holmes Apartments

(Change Order No. 1 is an INCREASE in the contract amount of \$940.00 for Delta Beckwith Labor Charges & State Elevator Inspection for the Fire Alarm Panel Replacement)

**Recommended Action: approval**

- f) Certificate of Substantial Completion for the Fire Alarm Panel Replacement at Raymond D. Holmes Apartments

**Recommended Action: approval**

4.

- g) Change Order No. 3 for the Elevator Modernization at Raymond D. Holmes Apartments

(Change Order No. 3 is an INCREASE in the contract of \$11,206.00 for the re-mobilization and extension of the warranty/service for the down time due to the Fire Alarm Panel Replacement (duration of the Contract will be increased by 185 days)

**Recommended Action: approval**

2. Miscellaneous

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

**Recommended Action: approve changes**

- b) AT&T Cell Tower Lease Extension (5 Years) at Mitchell Heights

(This 5 year lease extension (8/29/22 through 8/30/27) is the first of two (2) 5-year options to renew. The original contract term was 8/29/12 through 8/29/22.)

**Recommended Action: grant preliminary authorization to extend the lease for a 5 year period, subject to final approval from HUD**

- c) Security Guard Services at Edward F. Doolan Apartments

**Recommended Action: permission to award a 15 week contract for security services to USENTRA Security, in an amount not to exceed \$15,000.00**

3. Personnel

- a) Resignation of Employee

**Recommended Action: accept resignation of Christine Jordan (Clerk Interviewer) effective on July 29, 2022**

- b) Clerk Interviewer Position (Public Housing)

**Recommended Action: ratify in-house posting, and outside advertising (website)**

- c) Deputy Executive Director Position

**Recommended Action: approve appointment of Timothy McCoy**

- d) Proposed Agreement between the FRHA and AFSCME, Council 93, Local 1990 (Unit B) (three (3) year contract (4/1/22 to 3/31/25), including a 3% wage increase each year (Year 1—retroactive to April 1, 2022; Year 2—beginning April 1, 2023 and Year 3—beginning April 1, 2024)

**Recommended Action: discussion/approval**

- e) Proposed Wage Increase for Non-Union Employees (3% retroactive to April 1, 2022; 3% beginning April 1, 2023 and 3% beginning April 1, 2024)

**Recommended Action: discussion/approval**

**EXECUTIVE SESSION**

f) 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/discussion**

g) Removal of Salary Cap for Non-Union Employee

**(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)**

**Recommended Action: discussion/approval**

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

Sincerely,



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Kevin Sbardella, Executive Director

KS:mjg