

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

RECEIVED

2023 MAR 16 A 8:31

CITY CLERK
FALL RIVER, MA

KEVIN SBARDELLA
EXECUTIVE DIRECTOR

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

TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR

March 15, 2023

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, MARCH 20, 2023, at 4:30 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 February 13, 2023

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

a) Financial Reports (for period ending 1/31/23)

Recommended Action: approval

b) Insurance Policies (for period 4/1/23 to 3/31/24)

- Public Officials Insurance (HUB Int'l)
- Commercial Property Insurance (H.A.I. Group)
- Commercial Liability Insurance (H.A.I. Group)
- Automobile Insurance (H.A.I. Group)
- Excess Automobile Insurance (H.A.I. Group)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Change Order No. 2 for Bathroom Renovations at Heritage Heights

(Change Order No. 2 is an INCREASE of \$8,488.00 to the Contract for the installation of under-mount floor drains in 41 bathrooms; with no change to the Contract time)

Recommended Action: approval

- b) Certificate of Completion-Consolidated for Bathroom Renovations at Sunset Hill, Heritage Heights and Father Diaferio Village

Recommended Action: approval

- c) Certificate of Substantial Completion for Apartment Conversion Project at Cardinal Medeiros Towers (13th Floor)

Recommended Action: approval

- d) Contract Award for Crawl Space Ventilation Project at Sunset Hill

Recommended Action: award contract to 2nd lowest bidder, Encore Contracting Services, Inc., in the amount of \$344,100.00, with Bid Alternates #'s 1, 2 and 3 (Low bidder withdrew their bid)

- e) Permission to Advertise for Bids for New Fire Alarm System at Frank B. Oliveira Apartments and Francis J. Barresi Heights

Recommended Action: approval

- f) Permission to Advertise for Bids for Elevator Upgrades at George H. Cottell Heights

Recommended Action: approval

- g) Permission to Advertise for Roof Replacement at Elmer/Corbett Streets (Chapter 689-1) DHCD #095165

Recommended Action: approval

- h) Change Order No. 5 for Elevator Modernization at Raymond D. Holmes Apartments

(Change Order No. 5 is an INCREASE of sixty-six (66) days to the Contract duration)

Recommended Action: approval

- i) Certificate of Substantial Completion for Elevator Modernization at Raymond D. Holmes Apartments

Recommended Action: approval

- j) Certificate of Completion-Consolidated for Elevator Modernization at Raymond D. Holmes Apartments

Recommended Action: approval

2. Miscellaneous

a) Disposition/Declaration of Surplus Items

- 1) Toro Professional Grade Driving Lawn Mower
- 2) 2006 Ford Ranger Pickup
- 3) 2017 Ford F250 Super Duty Crew Cab with 8 ft. Fisher Plow and connecting Equipment

Recommended Action: approval

b) One (1) 2023/2024 Ford F150 Pickup with 6 ft. bed and AC

Recommended Action: permission to advertise

c) Open Meeting Law Complaint Filed by Patrick Higgins dated 3/11/2023

Recommended Action: Designate General Counsel to respond to OML complaint dated 3/11/2023 and the corresponding Complaint allegedly filed on 2/13/2023 with insufficient notice to the FRHA

3. Personnel

a) Resignation of Employee

Recommended Action: accept resignation of Allison Silva, effective on February 16, 2023

b) Resignation of Employee

Recommended Action: accept resignation of Sarah Madison-McCloskey, effective on March 31, 2023

6.

c) Clerk Interviewer Positions/PH (3)

**Recommended Action: ratify appointments of:
(separate vote for each appointment)**

1. Marceline Delvalle
2. Brian Montalvo
3. Amanda Paradise

d) "Temporary" Associate Director of Property Management

Recommended Action: ratify appointment Timothy Burks

EXECUTIVE SESSION

a) Union Negotiations Update (Unit A)

(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: discussion

b) Community Housing Development Organization (CHDO)

(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (7) to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements)

Recommended Action: discussion

c) Executive Director Contract Negotiation

(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

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg