

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

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FALL RIVER, MA

KEVIN SBARDELLA  
EXECUTIVE DIRECTOR

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

TIMOTHY MCCOY  
DEPUTY EXECUTIVE DIRECTOR

May 3, 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 Regular Session on MONDAY, MAY 8, 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 April 10, 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) FYE2024 Budget Books

**Recommended Action: approval**

b) State Quarterly Modernization Report (for period 3/31/23)

**Recommended Action: approval**

**6. Update from Executive Director**

**Recommended Action: for information**

**New Business**

**1. Modernization**

- a) Certificate of Completion-Consolidated for Apartment Conversions (Phase 2—13<sup>th</sup> Floor) at Cardinal Medeiros Towers

**Recommended Action: approval**

- b) Contract Award for Site Improvement Project at Oliveira Apartments

**Recommended Action: award contract to low bidder, Gil-Den, Inc., in the amount of \$69,500.00; Alternate #1 (install additional 110 LF of jersey barriers as per print), add \$26,995.00**

- c) Contract Award for Roof Replacement (Phase 5—Bldgs. 10, 11 & 16) at Sunset Hill

**Recommended Action: award contract to low bidder, Capeway Roofing Systems, Inc., in the amount of \$572,200.00; Alternate #1 (Bldg. 16) add \$286,100.00**

- d) Contract Award for Interior Flooring, Trim & ADA Improvements at Elmer & Corbett Streets (Ch. 689-1)

**Recommended Action: award contract to low bidder, DDC Construction, Inc., in the amount of \$190,600.00, contingent upon final approval from DHCD**

**2. Miscellaneous**

- a) Federalization of State-Aided Developments (Chor-Bishop Eid Apartments and Corky Row Apartments)

**Recommended Action: discussion**

4.

- b) Open Meeting Law Complaint Filed by Patrick Higgins dated 4/10/2023

**Recommended Action: designate General Counsel to respond to OML complaint dated 4/10/2023**

- c) Professional Auditing & Reporting Services Contract

**Recommended Action: award an 8 month contract to MARCUM Accountants & Advisors, in an amount not to exceed \$40,000.00**

**3. Personnel**

- a) Resignation of Employee

**Recommended Action: accept resignation of Brian Montalvo, effective on May 1, 2023**

- b) "Temporary" Director of Human Resources Position

**Recommended Action: ratify appointment of Elizabeth Burns**

- c) Public Housing Administrative Assistant Position

**Recommended Action: ratify appointment of Jennifer Pavao**

**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**

5.

b) Watuppa Heights Litigation 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: discussion**

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

Sincerely,



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Kevin Sbardella, Executive Director

KS:mjg