

May 1, 2019

To: Roger P. Tache, Chairman
Mary L. Sahady, Vice-Chairwoman
Jason Burns, Treasurer
David Underhill, Commissioner
Leonard Aguiar, Commissioner

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Regular Session** at 85 Morgan Street, in the City of Fall River, Massachusetts, on **Monday, May 6, 2019**, at **5:00 o'clock p.m.**, for the following purposes:

1. Minutes of April Meeting will not be available until June

Recommended Action: information only

2. Bills and Communications

a) Vouchers

Recommended Action: to accept

3. Report of the Secretary

a) Management Reports

1. Applications

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

2. Occupancy Report

3. Tenants Accounts Receivables

4. Work Order Report

5. Public Housing Performance Indicator Reports

6. Legal Activity Report

Recommended Action: to accept

b) Financial Reports

Recommended Action: to accept

c) State Quarterly Modernization Report for Quarter Ending
3/31/19

Recommended Action: approve

4. New Business

Modernization

a) Certificate of Substantial Completion for Window Replacement
(Phase 2) at Francis J. Barresi Heights

Recommended Action: approval

b) Certificate of Completion-Consolidated for Window Replacement
(Phase 2) at Francis J. Barresi Heights

Recommended Action: approval

- c) Certificate of Substantial Completion for Elevator Jack Replacement at Chor-Bishop Joseph Eid Apartments

Recommended Action: approval, contingent upon final approval by DHCD

- d) Certificate of Final Completion for Elevator Jack Replacement at Chor-Bishop Joseph Eid Apartments

Recommended Action: approval, contingent upon final approval by DHCD

- e) Permission to Advertise for Bids for Elevator Upgrades at Raymond D. Holmes Apartments and Cardinal Medeiros Towers

Recommended Action: approval

- f) Permission to Advertise for Physical Needs Assessment (all sites)

Recommended Action: approval

Miscellaneous

- a) Establishing a Non-Profit Affiliate or Instrumentality of the FRHA

Recommended Action: information only

- b) DHCD Regional Capital Assistance Team (RCAT)

Recommended Action: approve application for FRHA to waive out of this program

- c) Memorandum of Agreement Between FRHA and AFSCME

Recommended Action: ratify approval

Personnel

a) Executive Director's Contract

Recommended Action: ratify approval of three (3) year contract for Timothy S. Barrow, Executive Director

b) Maintenance Foreman Leader Position

Recommended Action: ratify appointment of Scott Alves

c) Clerk Interviewer Position (Section 8 Dept.)

Recommended Action: approve appointment of Alejandro Ramirez

d) Director of Finance Position

Recommended Action: permission to advertise

e) Step 3 Grievance

Anticipated Executive Session in accordance with M.G.L. Chapter 30A, Section 21 (a) (2) and (3) to discuss collective bargaining sessions and to discuss strategy with respect to collective bargaining (AFSCME Council 93, Local 1990)

f) Step 3 Grievance

Anticipated Executive Session in accordance with M.G.L. Chapter 30A, Section 21 (a) (2) and (3) to discuss collective bargaining sessions and to discuss strategy with respect to collective bargaining (AFSCME Council 93, Local 1990)

g) Step 3 Grievance

Anticipated Executive Session in accordance with M.G.L. Chapter 30A, Section 21 (a) (2) and (3) to discuss collective bargaining sessions and to discuss strategy with respect to collective bargaining (AFSCME Council 93, Local 1990)

h) Union Contract Negotiations (Discussion)

Anticipated Executive Session in accordance with M.G.L. Chapter 30A, Section 21 (a) (2) and (3) to discuss collective bargaining sessions and to discuss strategy with respect to collective bargaining (AFSCME Council 93, Local 1990)

Resident Issues

- a) Recognition of two (2) public housing residents—Norma Bednarz, O'Brien Apartments and Rachel Swedinovich, Chor-Bishop Joseph Eid Apartments

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

Sincerely,

Timothy S. Barrow, Executive Director

TSB:mjg

