

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 **Postponed Regular Session** at 85 Morgan Street, in the City of Fall River, Massachusetts, on **Monday, May 6, 2019**, at **4:30 o'clock p.m.**, for the following purposes:

1. Minutes of the Regular Meeting held on March 11, 2019

Recommended Action: to accept

2. Bills and Communications

a) Vouchers

Recommended Action: to accept

b) Communications--None

2.

3. Report of the Secretary

a) Management Reports

1. Applications

2. Occupancy Report

3. Tenants Accounts Receivables

4. Work Order Report

5. Public Housing Performance Indicator Reports

Recommended Action: to accept

b) Financial Reports

Recommended Action: approve

c) Federal Write-Offs

Recommended Action: approval

d) State Write-Offs

Recommended Action: approval

4. Old Business

- a) Step 3 Grievance (Tabled at February 11, 2019 and March 11, 2019 Board meetings)

3.

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 or litigation (AFSCME Council 93, Local 1990)

b) Step 3 Grievance (Tabled at March 11, 2019 Board meeting)

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)

5. New Business

Modernization

a) Certificate of Completion-Consolidated for Apartment Conversions at Cardinal Medeiros Towers

Recommended Action: approval

b) Certificate of Completion-Consolidated for Video Security Upgrades at Cardinal Medeiros Towers

Recommended Action: approval

c) Contract Award for Exterior Sealants/Coatings at Frank B. Oliveira Apartments

Recommended Action: award contract to low bidder, Aegean Builders, in the amount of \$365,700

- d) Contract Award for Exterior Building Envelope Repairs at Bates/
Tower Apartments

Recommended Action: award contract to low bidder, Vareika
Construction, Inc., in the amount of \$217,300.00

Miscellaneous

- a) Procurement Policy Revision

Recommended Action: approve changing threshold for micro
purchases of supplies and services

- b) Chapter 705-1 Properties (252 Fifth Street/271 Morgan Street)

Recommended Action: **reject** Option A for **both** properties

- c) Chapter 705-1 Property (252 Fifth Street)

Recommended Action: **accept** Option B offer of \$25,000

- d) Chapter 705-1 Property (252 Fifth Street)

Recommended Action: **reject** Option B offer of \$20,000

- e) Chapter 705-1 Property (271 Morgan Street)

Recommended Action: **accept** Option B offer of \$70,500

- f) Chapter 701-5 Property (271 Morgan Street)

Recommended Action: **reject** Option B offer of \$69,000

Personnel

a) Maintenance Foreman/Leader Position

Recommended Action: ratify appointment of Manuel Novo

b) Maintenance Foreman/Leader Position

Recommended Action: approve appointment of Thomas Codega

c) 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)

d) 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)

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)

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

Sincerely,

Timothy S. Barrow, Executive Director/Secretary

TSB:mjg