

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

**TIMOTHY S. BARROW  
EXECUTIVE DIRECTOR**

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

**KEVIN SBARDELLA  
DEPUTY EXECUTIVE DIRECTOR**

February 9, 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 **Regular Session** on **MONDAY, FEBRUARY 14, 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 Postponed Annual Meeting held on January 24, 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 Report
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. Financial Reports (December, 2021)
- b. State Quarterly Modernization Report (for period ending 12/31/21)
- c. State Quarterly Operating Statements (for period ending 12/31/21)

**Recommended Action: accept**

**6. Update from Deputy Executive Director**

**Recommended Action: for information**

**New Business**

1. **Modernization**

- a) Certificate of Substantial Completion for Exterior Building Envelope/  
Balcony Repairs & Roof Replacement at James A. O'Brien, Sr.  
Apartments

**Recommended Action: approval**

- b) Change Order No. 4 for Basement Upgrades at Maple Gardens

(Change Order No. 4 is an INCREASE of \$6,372.88 for providing additional switch/wiring (in conduit) for basement lighting in each of the three (3) partitioned spaces within the four (4) townhouses (buildings 15-18), and three (3) additional days to complete work)

**Recommended Action: approval**

2. **Miscellaneous**

- a) Lead-Based Paint Certificate of Compliance

**Recommended Action: execution of Certificate by each  
Commissioner and Deputy Executive Director**

- b) Conflict of Interest Law Summary Acknowledgment of Receipt

**Recommended Action: execution of Acknowledgment of  
Receipt by each Commissioner**

- c) Plumbing Fixtures Contract(s)

**Recommended Action: award one (1) year indefinite  
quantities contracts to Simons Supply, Plumber's Supply and  
Supply New England, in an amount not to exceed \$40,000 each**

4.

d) Network Systems Administrator Contract

**Recommended Action: award a two (2) year contract to MTSI, in an amount of \$153,860.00**

e) Installation of Keltron Radio Signal Devices at Seven (7) Sites

**Recommended Action: permission to advertise for the installation of the devices at Doolan Apartments, Bates/Tower Apartments, Mitchell Heights, O'Brien Apartments, Father Diaferio Village, Oliveira Apartments and Holmes Apartments**

f) Uniform Physical Site Inspections (REAC Inspections) Contract

**Recommended Action: recommendation to be made at Board meeting (bids due on 2/14/2022)**

3. Personnel

a) Maintenance Leader Position

**Recommended Action: approve in-house posting and outside advertising (on website)**

b) Management Department Housing Support Assistant Position

**Recommended Action: approve job description, in-house posting and outside advertising (on website)**

c) Clerk Interviewer Position (Public Housing Department)

**Recommended Action: approve in-house posting and outside advertising (on website)**

5.

d) Clerk Interviewer Position (Tenant Selection Department)

**Recommended Action: approve appointment of Lisayka Arzola**

e) Executive Director Job Description and Advertisement

**Recommended Action: approval (previously approved by DHCD)**

f) Executive Director Search

**Recommended Action: permission to advertise for new Executive Director in various newspapers, websites, etc. (according to DHCD requirements/guidelines)**

g) "Interim" Executive Director

**Recommended Action: ratify appointment of Kevin Sbardella, effective on April 1, 2022**

### Executive Session

a) Employee Incident Report

**Recommended Action: discussion**

**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**

6.

b) Maple Gardens Litigation Update

**Recommended Action: discussion**

**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**

c) Executive Director Contract Update

**Recommended Action: review draft correspondence**

**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**

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

Sincerely,



Kevin Sbardella, Deputy Executive Director

KS:mjg