

**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**

July 7, 2021

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

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Regular Session on Monday, July 12, 2021 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 Regular Meeting held on June 23, 2021

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

Recommended Action: to accept

5. Financial Reports (Director of Finance)

a. Financial Reports (May, 2021)

Recommended Action: approve

6. Update from Executive Director

New Business

1. Modernization

a) Permission to Advertise for Roofing Improvements for Two (2) Buildings at Sunset Hill

Recommended Action: approval

3.

- b) Permission to Advertise for Masonry Repairs and Roofing Improvements at Cottell Heights

Recommended Action: approval

- c) Permission to Advertise for Building Lighting Protection Survey and Repair of Existing Structures at Cardinal Medeiros Towers, James A. O'Brien, Sr. Apartments, Francis J. Barresi Heights, George H. Cottell Heights and Nicholas W. Mitchell Heights

Recommended Action: approval

- d) MEP & Life Safety Engineering Audit for Fire Alarm Security and Apartment Electrical Panel Improvements at Chor-Bishop Joseph Eid Apartments

Recommended Action: approval

- e) Permission to Advertise for Masonry Repairs & Painting at Raymond D. Holmes Apartments and Francis J. Barresi Heights

Recommended Action: approval

- f) Contract Award for Boiler & Domestic Water Heater Replacement at Cardinal Medeiros Towers

Recommended Action: award contract to low bidder, Araujo Bros. Plumbing, Inc., in the amount of \$409,600.00

2. Miscellaneous

- a) (Outside) Legal Services Contract

Recommended Action: award a three year (3) contract to KP Law, PC, in an amount of \$205 p/h (year 1); \$215 p/h (year 2) and \$225 p/h (year 3)

4.

3. **Personnel**

- a) Public Housing Administrative Assistant Position

Recommended Action: approve job description & in-house posting (due to retirement)

- b) Leased Housing (Section 8) Program

- 1) Assistant Director of Leased Housing Position

Recommended Action: approve job description

- 2) Supervising Clerk Interviewer Position

Recommended Action: approve in-house posting and outside advertising, if necessary

- c) “Temporary” Maintenance Custodian/Floater Positions (2)

Recommended Action: approve appointments of Steven LePage and Cody Medeiros

- d) American Arbitration Association (AAA) Case No. 01-19-0001-3454

Recommended Action: anticipated Executive Session in accordance with M.G. L. c. 30A, sec. 21(a)(3), to discuss strategy with respect to collective bargaining and 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) (AFSCME Council 93 v. Fall River Housing Authority—AAA Case No. 01-19-0001-3454)

e) Labor Relations Case--No. 648-20 Update

Recommended Action: anticipated Executive Session in accordance with M.G. L. c. 30A, sec. 21(a)(3), to discuss strategy with respect to collective bargaining and 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) (AFSCME Council 93 v. Fall River Housing Authority—Labor Relations Connection Case No. 648-20)

f) MCAD Complaint--Docket No. 20NEM00374


Recommended Action: anticipated Executive Session in accordance with M.G. L. c. 30A, sec. 21(a)(3), to discuss strategy with respect to collective bargaining and 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) (AFSCME Council 93 v. Fall River Housing Authority—MCAD Complaint Docket No. 20NEM00374)

g) Wage Re-Opener for Year 2021 (Units A & B) Update

Recommended Action: anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining and 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)

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

Sincerely,



Timothy S. Barrow, Executive Director

TSB:mjg