

**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**

October 8, 2021

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 **Postponed Regular Session** on **Thursday, October 14, 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 Regular Meeting held on September 13, 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
8. Bank, Investment & Bond Debt Balance Reports

**Recommended Action: to accept**

**5. Financial Reports (Director of Finance)**

a. Financial Reports (August, 2021)

**Recommended Action: approve**

**6. Update from Executive Director**

**Old Business**

a) C.O.L.A. Increase for Executive Director (Retroactive to 4/1/21)

**Recommended Action: 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 or to conduct collective bargaining sessions or contract negotiations with non-union personnel**

**New Business**

1. **Modernization**

- a) Architectural/Engineering (A/E) Contract Award(s) for Indefinite Quantity/Deliver Services at 18 Federally Aided Developments

**Recommended Action: award 18 month contracts (w/option to extend for additional 18 months) to CES; CBI Consulting, LLC; C.A. Crowley Engineering, Inc.; Civitects Professional Corp.; JMBA & Architects; RGB Architects; Edward Rowse Architects; and William Starck Architects, Inc.**

- b) Permission to Advertise for Bids for **Elevator Improvements** (Cabs 3 & 4 Estimated Cost-\$900,000.00) and **Apartment Conversions** (Estimated Cost-\$350,000.00) at Cardinal Medeiros Towers

**Recommended Action: approval**

- c) Certificate of Substantial Completion for Site Improvements at Chor-Bishop Eid Apartments

**Recommended Action: approval**

- d) Certificate of Final Completion for Site Improvements at Chor-Bishop Eid Apartments

**Recommended Action: approval**

- e) Certificate of Completion-Consolidated for Balcony Repairs at Raymond D. Holmes Apartments and Francis J. Barresi Heights

**Recommended Action: approval**

4.

- f) Certificate of Substantial Completion for Elevator Modernization at Cardinal Medeiros Towers

**Recommended Action: approval**

- g) Contract Award for Architectural/Engineering (A/E) Designer Services for the Gateway Award Comprehensive Project at Maple Gardens

**Recommended Action: award contract to William Starck Architects, Inc., in the amount of \$925,922.00**

- h) Change Order No. 2 for Maple Gardens Basement Upgrades

(Change Order No. 2 is an INCREASE of \$239,445.94 to the contract amount for addition of LED lighting and window refilling, and an additional 30 days to the contract time)

**Recommended Action: approval**

- i) Request that Smoke Alarm Replacement at 18 Sites be a Proprietary Item for First Alert, SC7010 Series Hardwire Photoelectric Smoke and CO Combination Alarms (as currently used throughout the FRHA)

**Recommended Action: approval**

- j) Change Order No. 1 for Boiler & Domestic Water Heater Replacement at Cardinal Medeiros Towers

(Change Order No. 1 is an INCREASE of \$31,083.24 for two (2) Hot Water Supply Pumps P-5 and P-4)

**Recommended Action: approval**

5.

2. **Miscellaneous**

- a) Open Meeting Law Determination by Attorney General's Office  
Regarding Executive Session Minutes

**Recommended Action: information**

- b) Section 8 CARES Act Fund Items

1. Two (2) Interactive Kiosks
2. Software & Hardware for Paperless Program Administration
3. Replacement of Telephone System
4. Incentive Provision to Attract New Landlords
5. Conference Room Video/Audio Needs

**Recommended Action: permission to expend funds (cost estimates will be provided at the Board meeting)**

- c) Family Self-Sufficiency (FSS) Program Action Plan

**Recommended Action: approve changes**

- d) Section 8 Payment Standards (Effective November 1, 2021)

**Recommended Action: approve adoption of new payment standards at 110% of FMRs**

- e) John Deere Sub-Compact Tractor(s) 2022 TX

**Recommended Action: permission to purchase 3 tractors from United Ag & Turf, in a total amount of \$33,724.26**

3. **Personnel**

- a) Public Housing Administrative Assistant Position

**Recommended Action: approve appointment of Alex Ramirez**

6.

b) 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)**

c) Watuppa Heights Litigation 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 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**

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

Sincerely,

  
Timothy S. Barrow, Executive Director

TSB:mjg