

**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**

November 3, 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 **Regular Session** on **MONDAY, NOVEMBER 8, 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 October 14, 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 (September, 2021)
- b. State Quarterly Modernization Reports (for Quarter Ending 9/30/21)
- c. State Quarterly Operating Statements (for Quarter Ending 9/30/21)

**Recommended Action: approve**

- d. State Budget 2022 (for 400-1 Program)

**Recommended Action: approve re-submission to DHCD**

**6. Update from Executive Director**

**New Business**

1. **Modernization**

- a) Change Order No. 3 for Elevator Upgrades at Cardinal Medeiros Towers

(Change Order No. 3 is a CREDIT of \$2,065.00 for eliminating the machine room door and adding for Fire Watch detail. Contract time will increase by 20 days.)

**Recommended Action: approval**

- b) Contract Award for New Video Security System at Chor-Bishop Joseph Eid Apartments

(One (1) bid was received and reviewed on October 20, 2021)

**Recommended Action: award contract to lone bidder, Systems Contracting, Inc., in the amount of \$76,500.00, including Alternate #1 (DHCD reviewed and approved contract award)**

- c) Permission to Advertise for Interior Flooring, Trim & ADA Improvements of staffed apartments at 689-1 (9-21 Corbett Street)  
(Estimated contract \$49,131.00)

**Recommended Action: approval**

- d) Contract Award for Emergency Generator Repair at Nicholas W. Mitchell Heights

**Recommended Action: award contract to Ralco Electric & Generator, in the amount of \$24,919.00**

4.

2. Miscellaneous

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

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

- b) Amendment to HUD-Approved FY22 Annual PHA Plan

**Recommended Action: approve proposed revisions to Chapter 4-II of FRHA Section 8 Administrative Plan**

3. Personnel

- a) Resignations of Employees

**Recommended Action: accept resignation of Jack Machado, effective on November 5, 2021 and Khalie Reth, effective on November 12, 2021**

- b) Rental Integrity Program Specialist

**Recommended Action: permission to advertise for contracted services (part-time)**

- c) Leased Housing Support Assistant Position

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

5.

d) COLA Increase for Executive Director

**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**

e) COLA Increase for Executive Director

**Recommended Action: performance review and compensation increase determination**

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

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy S. Barrow", written over a horizontal line.

Timothy S. Barrow, Executive Director

TSB:mjg