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

REVISED

**TIMOTHY S. BARROW
EXECUTIVE DIRECTOR**

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

**KEVIN SBARDELLA
DEPUTY EXECUTIVE DIRECTOR**

June 21, 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 **Postponed Regular Session on WEDNESDAY, JUNE 23, 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 May 10, 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. Year End Financial Reports (for FYE 3/31/21)

Recommended Action: approve

b. Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws

Recommended Action: approve

c. Certification of Year End Financial Statements & Tenants Accounts Receivables Data (for FYE 3/31/21)

Recommended Action: approve

6. Update from Executive Director

New Business

1. **Modernization**

- a) Request for New Boilers and Domestic Hot Water Heaters for Cardinal Medeiros Towers, be proprietary items as manufactured by Aerco, in order to match other systems throughout the FRHA properties.

Recommended Action: approval

- b) Certificate of Substantial Completion for Fire Panel Upgrades at FR Chapter 689-1; 689-2; 689-3; 689-4 and 689-5

Recommended Action: approval

- c) Certificate of Final Completion for Fire Panel Upgrades at FR Chapter 689-1; 689-2; 689-3; 689-4 and 689-5

Recommended Action: approval

- d) Contract Award for Exterior Building Envelope Repairs and Roof Replacement at James A. O'Brien, Sr. Apartments

(Five (5) bids were received and opened on June 3, 2021)

Recommended Action: award contract to low bidder, East Coast Masonry & Restoration, Inc., in the amount of 1,395,400.00

- e) Contract Award for Site Improvements at Chor-Bishop Joseph Eid Apartments

(Two (2) bids were received and opened on June 8, 2021)

Recommended Action: award contract to low bidder, Gil-Den, Inc., in the amount of \$18,850.00

4.

- f) Change Order No. 2 for Bathroom Renovations at Sunset Hill, Heritage Heights, Diaferio Village, North Rocliffe Apartments, Fordney Apartments, Bennie Costa Plaza and Riley Plaza

(Change Order No. 2 is an increase in the contract of \$14,420.62 for 5 items. There is no increase in the contract duration.)

Recommended Action: approval

- g) Certificate of Completion-Consolidated for Bathroom Renovations at Sunset Hill, Heritage Heights, Diaferio Village, North Rocliffe Apartments, Fordney Apartments, Bennie Costa Plaza and Riley Plaza

Recommended Action: approval

2. **Miscellaneous**

- a) Greater Fall River Recreation Senior Concerts

Recommended Action: approve donation of \$3,300.00 for 11 concerts for our elderly/disabled residents

- b) Greater Fall River Recreation Summer Meals Program (at Bennie Costa Plaza, Diaferio Village, Heritage Heights, Pleasant View and Sunset Hill--from June 28th through August 27th)

Recommended Action: approval

- c) Contract Award for Interior Painting of Vacant **Federal** Units

Recommended Action: award contract to lone bidder, Roumbakis Contracting, in an amount not to exceed \$297,320.00 (two (2) year contract with three (3) separate and distinct options to renew for one (1) additional year)

5.

- d) Contract Award for Interior Painting of Vacant State Units

Recommended Action: award contract to lone bidder, Roumbakis Contracting, in an amount not to exceed \$67,640.00 (two (2) year contract with one (1) separate and distinct option to renew for one (1) additional year)

- e) Mass. NAHRO Professional Development/Member Services Committee for 2021-2023

Appointment of Timothy Burke by Connie Desbiens, President, Mass. NAHRO (information only)

- f) Funding for Retiree Healthcare Benefit—Increase Monthly Trust Contribution Amount to \$37,500.00 (Currently \$25,000.00 Per Month)

Recommended Action: approval

3. Personnel

- a) Retirement of Employees

Recommended Action: approve retirement of Suzanne Sentner (effective June 11, 2021) and Vincent Raposa (effective June 21, 2021)

- b) Compliance Officer Position

Recommended Action: approve appointment of Sarah St. Pierre

- c) “Acting” Procurement Officer Position

Recommended Action: ratify appointment of Gina Cates, effective May 17, 2021

6.

d) Rental Integrity Program Specialist Position

Recommended Action: approve updated job description and ratify in-house posting

e) Clerk Interviewer Position (for Tenant Selection Dept.)

Recommended Action: approve appointment of Awilda Badillo

f) "Temporary" Maintenance Custodian/Floater Positions (2)

Recommended Action: ratify outside advertising (website)

g) "Temporary" Maintenance Custodian/Floater Positions (2)

Recommended Action: approve appointments of Alfred Coursey and Ryan Donato

h) Maintenance Custodian/Floater Position (1)

Recommended Action: ratify in-house posting

i) Maintenance Custodian/Floater Position (1)

Recommended Action: approve appointment of Terrel Medeiros

j) Juneteenth (June 19th) Holiday (Recognized in Union Contracts)

Recommended Action: information

7.

k) 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 (AFSCME Council 93 v. Fall River Housing Authority—Labor Relations Connection Case No. 648-20)

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

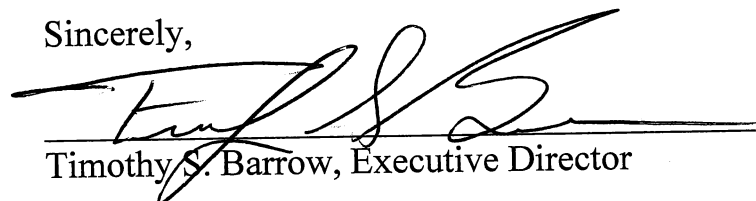
Recommended Action: anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares

m) 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