

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

**KEVIN SBARDELLA
INTERIM EXECUTIVE DIRECTOR**

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

April 6, 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, APRIL 11, 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 Regular Meeting held on March 21, 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 Statements (February, 2022)

Recommended Action: to accept

- b. Federal Write-Offs for Quarter Ending 3/31/2022--\$80,921.69
(2021--\$86,826.03)

Recommended Action: approval

- c. State Write-Offs for Quarter Ending 3/31/2022--\$14,900.13
(2021--\$27,705.48)

Recommended Action: approval

3.

d. Insurance Policies for period 4/1/22—3/31/23

Public Officials Insurance (HUB Int'l)
Commercial Property Insurance (H.A.I. Group)
Commercial Liability Insurance (H.A.I. Group)
Automobile Insurance (H.A.I. Group)
Excess Automobile Insurance (H.A.I. Group)

Recommended Action: approval

6. Update from Interim Executive Director

Recommended Action: for information

New Business

1. **Modernization**

- a) Contract Award for Roof Replacement (Phase 4—Bldgs. 14, 19 and Administration Building) at Sunset Hill

Recommended Action: award contract to low bidder, Leading Way Construction, Inc., in the amount of \$557,600.00

- b) Certificate of Final Completion for Elevator Upgrade (Phase 1) at Cardinal Medeiros Towers

Recommended Action: approval

- c) Change Order No. 6 for Basement Upgrades at Maple Gardens

(Change Order No. 6 is an INCREASE in the contract, not to exceed \$25,000.00, for labor & materials to address water infiltration in 48 basements AND for the purchase of 6 dehumidifiers, at a cost of \$2,500.00 each)

Recommended Action: approval

4.

2. **Miscellaneous**

- a) Trash Compactor at Cardinal Medeiros Towers (removal of existing compactor and installation of new compactor)

Recommended Action: award contract to lone bidder, Maguire Equipment, Inc., in the amount of \$25,924.00

3. **Personnel**

- a) "Temporary" Maintenance Custodian/Floater

Recommended Action: ratify appointment of Alex Volpe

- b) Employee Vaccination Policy

Recommended Action: discussion

- c) Vehicle Use Policy


Recommended Action: discussion/approval

- d) Salary Adjustment for Interim Executive Director/Secretary

Recommended Action: approval of salary increase to that of the previous Executive Director

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

Sincerely,



Kevin Sbardella, Interim Executive Director

KS:mjg