

MINUTES OF THE POSTPONED REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON WEDNESDAY, JUNE 23, 2021

The members of the Fall River Housing Authority met in Postponed Regular Session on Wednesday, June 23, 2021 at 5:00 o'clock p.m., at 85 Morgan Street, in the City of Fall River, Massachusetts.

The meeting was called to order by the Chairwoman, and upon roll call, those present and absent were as follows:

PRESENT

Mary L. Sahady
David Underhill
Jason Burns
Jo Ann Bentley

ABSENT

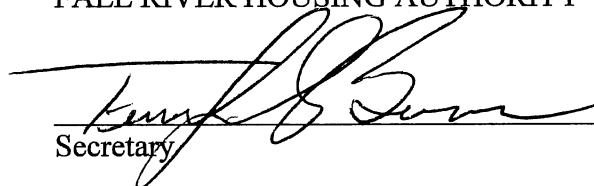
Roger P. Tache

There being a quorum present, business was transacted as follows:

NOTICE OF MEETING

Notice is hereby given in accordance with Section 20 (b) and Section 20 (c) of the Massachusetts General Laws (M.G.L.) Chapter 30A that the Postponed Regular Meeting of the members of the Fall River Housing Authority will be held at 5:00 p.m., on Wednesday, June 23, 2021, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

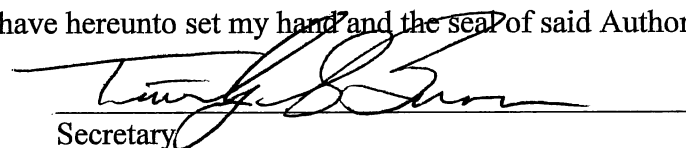

Secretary

Dated: June 21, 2021

CERTIFICATE AS TO SERVICE OF
NOTICE OF MEETING

I, Timothy S. Barrow, the duly appointed, qualified and acting Secretary of the Fall River Housing Authority, do hereby certify that on June 21, 2021, I filed, in the manner provided by Section 20(b) and Section 20(c) of the M.G.L. Chapter 30A, with the Clerk of the City of Fall River, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority on this 23rd day of June, 2021.


Secretary

Postponed Regular Meeting of 6/23/21

CITIZEN INPUT

Chairwoman Sahady asked if anyone in the listening audience wished to speak during the Citizen Input time. Hearing none, Chairwoman went on to Resident Concerns.

RESIDENT CONCERNS

Edward Gagnon, Executive Director of the Fall River Joint Tenants Council, Inc. advised that in addition to the free soup that is being delivered to residents, single serve containers of lasagna have been added as well. Mr. Gagnon stated that the FRJTC is looking for monies to get drivers to assist in the delivery of the free food to our elderly/disabled sites. Lastly, Mr. Gagnon advised that he expects some elections to take place around September to November in an effort to get more residents involved at their developments.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on May 10, 2021 were mailed to the Commissioners, it was in order to act upon same.

Commissioner Burns made a motion to accept the minutes as presented and Commissioner Bentley seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

Vouchers: The Secretary presented the May, 2021 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	116193-117320	\$1,462,653.12
	205627-205710	\$23,498.54
	102262-102296	\$26,845.00
FEDERAL FUND	114512-114584	\$908,406.61
REVOLVING FUND	71362-71508	\$577,904.25
STATE FUND	8497-8512	\$61,622.07
200-C MOD	1773-1778	\$19,988.11
	TOTAL	\$3,080,917.70

Invoices to be paid: The Secretary presented the invoices to be paid as follows:

FEDERAL FUND	\$12,464.79
REVOLVING FUND	\$300,508.81
STATE FUND	\$3,200.00
TOTAL	\$316,173.60

A motion was made by Commissioner Bentley, seconded by Commissioner Burns, and carried by unanimous vote to pay the vouchers for the month of May, 2021.

Communications: None

Postponed Regular Meeting of 6/23/21

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of May 31, 2021, is as follows:

Family.....	1918
Elderly.....	540
Mixed Population.....	997

After a brief discussion, a motion was made by Commissioner Underhill, seconded by Commissioner Bentley, and carried by unanimous vote to accept the Management Reports as submitted.

The next item on the agenda was the Year-End Financial Statements for fiscal year ending March 31, 2021.

A motion was made by Commissioner Bentley, seconded by Commissioner Burns, and carried by unanimous vote to accept the Year-End Financial Statements for fiscal year ending March 31, 2021, as presented.

The next item was the 2021 Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws.

A motion was made by Commissioners Burns, seconded by Commissioner Underhill, and carried by unanimous vote to approve the 2021 Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws, as presented.

The next item was the Certification of Year-End Financial Statements and Tenants Accounts Receivable data for fiscal year ending March 31, 2021.

A motion was made by Commissioners Burns, seconded by Commissioner Bentley, and carried by unanimous vote to approve the Certification of Year-End Financial Statements and Tenants Accounts Receivable data for fiscal year ending March 31, 2021.

UPDATE FROM EXECUTIVE DIRECTOR

Mr. Barrow advised that the Authority recently received notification that HUD monies will be available to assist residents due to COVID-19. In addition, we received notification that HUD monies will also be available to residents for emergency broadband (internet) access in the amount of \$50 per month to each household.

Mr. Barrow announced that the Fall River Housing Authority is back to pre-COVID regular operations, which is a good sign.

Mr. Barrow also announced that due to Governor Baker making “Juneteenth” (June 19th) a State holiday, employees of the Authority have gained another holiday, as mandated in the Union contracts.

Mr. Barrow reminded the Board that the Authority has had a Sick Leave Bank (SLB) since 2005, and employees who have joined to the SLB are eligible for up to thirty (30) days of paid leave from the SLB, if approved by the SLB Committee. Under certain circumstances, additional days may be provided. At this time there are over 3,000 hours (1 ½ years) available in the SLB, partly due to 10% of retirees sick leave balances being donated to the Bank. The Authority and SLB Committee are looking at ways to get more employees interested in joining and maybe giving a day or two back to the employees currently in the SLB. Mr. Barrow advised

that he sent out a survey to employees not currently enrolled in the SLB to try to ascertain why more employees have not joined.

Bobby Bailey, our Minority Outreach Coordinator, will be working with our current web designer to make some modifications to the FRHA website in an effort to make it more user-friendly, and we look forward to see what changes are made to it.

Lastly, Mr. Barrow advised that Joey DaSilva, our Program & Services Coordinator, put together a calendar of free summer events for our residents, including “outdoor” movie nights, which will be held on Monday evenings from 6:00 p.m. to 10:00 p.m. throughout the summer, and are being sponsored by the FRHA, the City and FR Re-Creation. Other events will include Family Day Cookouts and Senior Concerts. As always, Mr. DaSilva does a great job with our summer events.

NEW BUSINESS

MODERNIZATION

Mr. Anderson briefed the Board on the following Modernization items.

The first item was the Request for New Boilers and Domestic Hot Water Heaters for Cardinal Medeiros Towers, Mass. 6-8, be proprietary items as manufactured by Aerco, in order to match the other systems throughout the FRHA properties.

The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 67

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Request for New Boilers and Domestic Hot Water Heaters for Cardinal Medeiros Towers, Mass. 6-8, be proprietary items as manufactured by Aerco, in order to match the other systems throughout the FRHA properties, is approved.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

AYES

Commissioner Burns
Commissioner Bentley
Chairwoman Sahady

ABSTAIN

Commissioner Underhill

ABSENT

Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

The next item was the Certificate of Substantial Completion for Fire Panel Upgrades at Fall River Chapter 689-1, 689-2, 689-3, 689-4 and 689-5. The General Contractor, Norel Service Co., Inc. substantially completed work on May 18, 2021 and approval is recommended.

The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 68

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Certificate of Substantial Completion for Fire Panel Upgrades at Fall River Chapter 689-1, 689-2, 689-3, 689-4 and 689-5 be approved and designating and authorizing the Chairwoman to execute said Certificate of Substantial Completion.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Underhill Commissioner Bentley Chairwoman Sahady		Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

The next item was the Certificate of Final Completion for Fire Panel Upgrades at Fall River Chapter 689-1, 689-2, 689-3, 689-4 and 689-5. The General Contractor Norel Service Co., Inc. completed all work items and approval is recommended.

The following resolution was introduced by Commissioner Underhill, read in full and considered:

RESOLUTION NO. 69

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Certificate of Final Completion for Fire Panel Upgrades at Fall River Chapter 689-1, 689-2, 689-3, 689-4 and 689-5 is approved.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Underhill Commissioner Bentley Commissioner Burns Chairwoman Sahady		Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

The next item was the Contract Award for Exterior Building Envelope Repairs and Roof Replacement at James A. O’Brien, Sr. Apartments, Mass. 6-5.

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

COMPANY NAME	BASE BID
East Coast Masonry & Restoration, Inc. 515 Greenville Avenue Johnston, RI 02919	\$1,395,400.00
The Waterproofing Company 25 Chesterton Street Boston, MA 02119	\$1,437,500.00
Folan Waterproofing & Construction Co., Inc. 795 Washington Street South Boston, MA 02375	\$1,955,000.00
Contracting Specialists, Inc. 453 South Main Street Attleboro, MA 02703	\$2,243,500.00
PJ Spillane Co., Inc. 97 Tileston Street Everett, MA 02149	\$2,547,000.00

The Project Scope of Work will include, but not be limited to, brick masonry restoration, pointing and replacement; joint sealant replacement; crack and spall repairs to exposed concrete surfaces; replacement of existing low-slope membrane roof system with new modified bitumen roof system.

Following a review of the bids, it is recommended that a contract be awarded to the low bidder, East Coast Masonry & Restoration, Inc. in the amount of \$1,395,400.00.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 70

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a contract for Exterior Building Envelope Repairs and Roof Replacement at James A. O’Brien, Sr. Apartments, Mass. 6-5 to the low bidder, East Coast Masonry & Restoration, Inc. in the amount of \$1,395,400.00, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Underhill Commissioner Burns Chairwoman Sahady		Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

The next item was the Contract Award for Site Improvements at Chor-Bishop Joesph Eid Apartments, Fall River 667-3 (DHCD #095176).

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

COMPANY NAME	BASE BID
Gil-Den, Inc. P.O. Box 127 East Freetown, Ma 02717	\$18,850.00
Paqcon, Inc. 25 Chesterton Street Boston, MA 02119	\$75,000.00

The Project Scope of Work includes general area site improvements; installation of a new concrete sidewalk; installation of a new building sign; repair, seal and stripe existing parking area, emergency fire access lanes, and new garden area access crosswalk; installation of concrete walkway and seating area.

Following a review of the bids, it is recommended that a contract be awarded to the low bidder, Gil-Den, Inc., in the amount of \$18,850.00.

The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 71

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a contract for Site Improvements at Chor-Bishop Joesph Eid Apartments, Fall River 667-3 (DHCD #095176) to the low bidder, Gil-Den, Inc., in the amount of \$18,850.00, is approved.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Underhill Commissioner Bentley Chairwoman Sahady		Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.
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The next item was Change Order No. 2 for Bathroom Renovations at Sunset Hill, Mass. 6-1; Heritage Heights, Mass. 6-2; Father Vincent Diaferio Village, Mass. 6-3; North Roccliffe Apartments, Mass. 6-13; Fordney Apartments, Mass. 6-15; Bennie Costa Plaza, Mass. 6-16 and Riley Plaza, Mass. 6-17.

Change Order No. 2 is an increase in the contract of \$14,420.62 for the following five (5) items: 1) +\$3,705.70 for additional plumbing work; 2) +\$2,006.48 for additional plywood subflooring in 12 units; 3) +\$1,927.80 for additional plumbing work in 3 units; 4) +\$1,130.64 for additional carpentry in 8 units; and 5) +\$6,900.00 for PVC window trim-work and preparation of wood subflooring. There is no increase in contract time. Approval is recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 72

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That Change Order No. 2 for Bathroom Renovations at Sunset Hill, Mass. 6-1; Heritage Heights, Mass. 6-2; Father Vincent Diaferio Village, Mass. 6-3; North Roccliffe Apartments, Mass. 6-13; Fordney Apartments, Mass. 6-15; Bennie Costa Plaza, Mass. 6-16 and Riley Plaza, Mass. 6-17, increasing the contract amount by \$14,420.62 for the following five (5) items: 1) +\$3,705.70 for additional plumbing work; 2) +\$2,006.48 for additional plywood subflooring in 12 units; 3) +\$1,927.80 for additional plumbing work in 3 units; 4) +\$1,130.64 for additional carpentry in 8 units; and 5) +\$6,900.00 for PVC window trim-work and preparation of wood subflooring; with no increase in contract time, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the "Ayes" and "Nays" were as follows:

AYES

Commissioner Bentley
Commissioner Underhill
Commissioner Burns
Chairwoman Sahady

NAYS

ABSENT

Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

The last item was the Certificate of Completion-Consolidated for Bathroom Renovations at at Sunset Hill, Mass. 6-1; Heritage Heights, Mass. 6-2; Father Vincent Diaferio Village, Mass. 6-3; North Roccliffe Apartments, Mass. 6-13; Fordney Apartments, Mass. 6-15; Bennie Costa Plaza, Mass. 6-16 and Riley Plaza, Mass. 6-17.

The General Contractor, Zander Corporation, has completed all work items. The final contract amount was \$284,088.70.

The following resolution was introduced by Commissioner Underhill, read in full and considered:

RESOLUTION NO. 73

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Certificate of Completion-Consolidated, Contractor’s
Certificate and Release, Consent to Surety Company for Final
Payment and Application and Certificate of Payment (final) for
Zander Corporation be approved; and designating and authorizing
the Chairwoman to execute said Certificate of Completion-Consolidated.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced
and read, which motion was seconded by Commissioner Burns, and the “Ayes” and “Nays” were
as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Underhill Commissioner Burns Commissioner Bentley Chairwoman Sahady		Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

MISCELLANEOUS

Mr. Barrow advised that as in the past Greater Fall River Re-Creation has requested
funding in the amount of \$3,300.00 from the Authority to provide eleven (11) Senior Concerts at
our developments for elderly/disabled during the summer months.

The residents have always enjoyed the concerts, and it is requested that the Board approve
this funding.

The following resolution was introduced by Commissioner Bentley, read in full and
considered:

RESOLUTION NO. 74

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to fund eleven (11) Senior Concerts at our
developments for elderly/disabled through Greater Fall River
Re-Creation, in the amount of \$3,300.00, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and
read, which motion was seconded by Commissioner Burns, and the “Ayes” and “Nays” were as
follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Burns Commissioner Underhill Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.
Postponed Regular Meeting of 6/23/21

In addition to the Senior Concerts, Mr. Barrow advised that Greater Fall River Re-Creation is requesting permission to host their Summer Meals Program at Bennie Costa Plaza, Father Diaferio Village, Heritage Heights, Pleasant View and Sunset Hill, from June 28, 2021 through August 27, 2021. Pleasant View and Sunset Hill will have a full day program from 11:00 a.m. to 3:00 p.m., and the other three (3) will be Grab & Go from 11:45 a.m. to 1:45 p.m.

The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 75

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to host the Summer Meals Program at Bennie Costa Plaza, Father Diaferio Village, Heritage Heights, Pleasant View and Sunset Hill, from June 28, 2021 through August 27, 2021, is approved.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Underhill Commissioner Underhill Commissioner Bentley Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Gina Cates, Acting Procurement Officer, advised that one bid was received and opened on May 28, 2021 for the painting contract for interior painting of vacant Federal units, as follows:

COMPANY NAME	CONTRACT AMOUNT
Roumbakis Contracting	\$297,320.00

Roumbakis Contracting, the lone bidder, is a DCAMM certified contracting firm from Fitchburg, Massachusetts. Roumbakis is the current painting vendor for the FRHA, has provided satisfactory services in the past, and they are not identified on the debarment list currently posted by the Mass. DOT, DCAMM or the Attorney General’s office.

Based on their lone responsible and responsive bid, it is recommended that a two (2) year contract, in an amount not to exceed \$297,320.00, be awarded to Roumbakis Contracting. Please note this contract provides the Authority with three (3) separate and distinct options to renew for one (1) additional year.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 76

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a two (2) year contract for the Interior
Painting of Vacant Federal Units, to Roumbakis Contracting, in an
amount not to exceed \$297,320.00, with three (3) separate and
distinct options to renew for one (1) additional year, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and
read, which motion was seconded by Commissioner Underhill, and the “Ayes” and “Nays” were
as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Underhill Commissioner Burns Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Gina Cates, Acting Procurement Officer, advised that one bid was received and opened
on May 28, 2021 for the painting contract for interior painting of vacant State units, as follows:

COMPANY NAME	CONTRACT AMOUNT
Roumbakis Contracting	\$67,640.00

Roumbakis Contracting, the lone bidder, is a DCAMM certified contracting firm from
Fitchburg, Massachusetts. Roumbakis is the current painting vendor for the FRHA, has provided
satisfactory services in the past, and they are not identified on the debarment list currently posted
by the Mass. DOT, DCAMM or the Attorney General’s office.

Based on their lone responsible and responsive bid, it is recommended that a two (2) year
contract, in an amount not to exceed \$67,640.00, be awarded to Roumbakis Contracting. Please
note this contract provides the Authority with one (1) separate and distinct option to renew for
one (1) additional year.

The following resolution was introduced by Commissioner Underhill, read in full and
considered:

RESOLUTION NO. 77

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a two (2) year contract for the Interior
Painting of Vacant State Units, to Roumbakis Contracting, in an
amount not to exceed \$67,640.00, with one (1) separate and
distinct option to renew for one (1) additional year, is approved.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced
and read, which motion was seconded by Commissioner Burns, and the “Ayes” and “Nays” were
as follows:

Postponed Regular Meeting of 6/23/21

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Underhill Commissioner Burns Commissioner Bentley Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

For information, Timothy Burke, Director of Human Resources, was appointed to the Mass. NAHRO Professional Development/Member Services Committee.

The Professional Development/Member Services Committee is responsible for overseeing a broad portfolio of workshops, trainings and events that benefit the personal and professional growth of its members and ensures the delivery of valuable member services. In the past 14 months, Mass. NAHRO has trained over 500 of its members. In addition, the committee is also responsible for identifying timely and relevant conference sessions, presenters and locations and developing the agendas for all four of Mass. NAHRO’s major conferences annually.

This appointment will ensure the training needs of the Fall River Housing Authority employees and commissioners will be heard and addressed by Mass. NAHRO.

The next item was the Funding for Retiree Healthcare Benefit. Mr. Barrow advised that it is recommended that the Board approve increasing the monthly trust contribution amount to \$37,500.00, from the current amount of \$25,000.00 per month. Mr. Barrow advised that by increasing the monthly contribution, the trust will be fully funded by 2035, and will protect this money so it cannot be taken away in the future.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 78

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to increase the monthly trust contribution for the Retiree Healthcare Benefit amount to \$37,500.00, from the current amount of \$25,000.00 per month, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Underhill Commissioner Burns Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

PERSONNEL

The first item was the retirements of two employees—Suzanne Sentner, effective on June 11, 2021 and Vincent Raposa, effective on June 21, 2021. It was requested that the Board approve the retirements for both employees. Both were long term employees and best wishes were extended to them by the Board and Authority.

The following resolution was introduced by Commissioner Burns, read in full and considered

RESOLUTION NO. 79

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the retirements of two employees—Suzanne Sentner, effective on June 11, 2021 and Vincent Raposa, effective on June 21, 2021 are approved.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Bentley Commissioner Underhill Chairwoman Sahady	None	Commissioner Underhill

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Mr. Barrow advised that one employee, Sarah St. Pierre, responded to the in-house posting for the Compliance Officer position. Following an interview with Ms. St. Pierre, the Screening Committee, consisting of Kevin Sbardella, Kathleen Povar and Timothy Burke, unanimously recommended her for the appointment to this position. It was requested that the Board approve Ms. St. Pierre’s appointment.

The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 80

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the appointment of Sarah St. Pierre, to the position of Compliance Officer, start date to be determined, is approved.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and upon roll call, the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Underhill Commissioner Bentley Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Due to Mr. McCoy, Procurement Officer, being on an extended leave of absence, Gina Cates, Procurement Specialist, has been appointed to Acting Procurement Officer, until further notice. Ms. Cate’s weekly salary has been adjusted to \$1,572.83, and her hours have been increased to 40 hours p/week. It was requested that the Board ratify this action.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 81

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the temporary appointment of Gina Cates, to the position of Acting Procurement Officer, effective on May 17, 2021, with a weekly salary increase to \$1,572.83, and a 40 hour work week, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Burns, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Burns Commissioner Underhill Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Mr. Barrow advised that due to the recent retirement of Gayle Riley, Rental Integrity Program Specialist, this position is vacant. This position has proven to be very beneficial to the Authority, and it was requested that the Board approve the updated job description and ratify the in-house posting.

The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 82

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the updated job description for the Rental Integrity Program Specialist position and in-house posting are approved.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Bentley Commissioner Underhill Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Mr. Barrow advised that we still have a need for an additional Clerk Interviewer in the Tenant Selection Department; and, as such, interviews were recently conducted by a Screening Committee made up of Marie Souza, Coordinator of Tenant Selection; Amy Morin, Assistant Coordinator of Tenant Selection and Timothy Burke, Director of Human Resources. Following the interviews, the Screening Committee unanimously recommended Awilda Badillo for this position. It was recommended that the Board approve the appointment of Ms. Badillo.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 83

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the appointment of Awilda Badillo to the position of
Clerk Interviewer, Tenant Selection Department, start date to be
determined, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and upon roll call, the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Underhill Commissioner Burns Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Mr. Barrow advised that we continue to have a need for “Temporary” Maintenance Custodian/Floaters, and it was requested that the Board ratify permission to advertise on our website and the Fall River Career Center site as well.

The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 84

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to advertise the “Temporary” Maintenance
Custodian/Floater positions on the FRHA website and Fall River
Career Center site are approved.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and
read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as
follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Bentley Commissioner Underhill Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Regarding the “Temporary” Maintenance Custodian/Floater positions, Mr. Barrow
advised that interviews were recently conducted by a Screening Committee made up of Kevin
Sbardella, Deputy Executive Director; Ed Majewski, Director of Facilities Management and
Timothy Burke, Director of Human Resources. Following the interviews, Alfred Coursey and
Ryan Donato were unanimously recommended. Prior to the Board meeting, Mr. Donato
withdrew his application, so it was recommended that the Board approve the appointment of Mr.
Coursey.

The following resolution was introduced by Commissioner Underhill, read in full and
considered:

RESOLUTION NO. 85

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the appointment of Alfred Coursey, to the position of
“Temporary” Maintenance Custodian/Floater, start date to be
determined, is approved.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced
and read, which motion was seconded by Commissioner Burns, and upon roll call, the “Ayes”
and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Underhill Commissioner Burns Commissioner Bentley Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Due to recent retirements of a couple of Maintenance employees, it was requested that the Board ratify the in-house posting of a Maintenance Custodian/Floater position.

The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 86

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the in-house posting of the Maintenance Custodian/
Floater position is approved.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Bentley Commissioner Underhill Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

Following the in-house posting for the Maintenance Custodian/Floater position, interviews were conducted with a Screening Committee comprised of Kevin Sbardella, Deputy Executive Director; Ed Majewski, Director of Facilities Management and Timothy Burke, Director of Human Resources. The Committee unanimously recommended Terrel Medeiros for appointment to this position, and it was requested that the Board approve this appointment.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 87

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the appointment of Terrel Medeiros to the position of Maintenance Custodian/Floater, effective on June 28, 2021, at an hourly rate of \$19.09 (Federal) and \$25.99 (State), contingent upon the successful completion of a twelve (12) month probationary period and receipt of a favorable evaluation, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Burns, and upon roll call, the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Burns Commissioner Underhill Chairwoman Sahady	None	Commissioner Tache

The Chairwoman thereupon declared said motion carried and said resolution adopted.

For information only, Mr. Barrow reminded the Board that June 19th (Juneteenth) has been declared a state holiday by the Governor of Massachusetts, and as such will also be recognized by the Fall River Housing Authority as noted in the Union contracts.

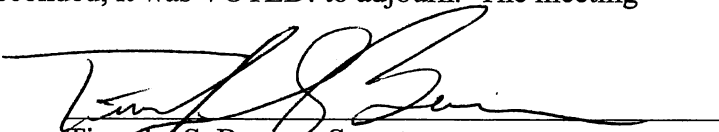
The next three items, Labor Relations Case No. 648.20; Wage Re-Opener for Year 2021 (Units A & B) and Watuppa Heights Litigation will be discussed in Executive Session, pursuant to M.G.L. Chapter 30A, Section 21(a)(3), as an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares.

At 5:45 p.m. a motion was made by Commissioner Burns, seconded by Commissioner Bentley, and carried by unanimous roll call vote to go into Executive Session to discuss the above mentioned items. The Board will resume in Open Session following the Executive Session.

Chairwoman Sahady left the meeting at 6:25 p.m., and Vice-Chairman Underhill took over the remainder of the meeting.

At 6:40 p.m. a motion was made by Commissioner Burns, seconded by Commissioner Bentley, and carried by unanimous roll call vote to go back into Open Session.

Upon a motion duly made and seconded, it was VOTED: to adjourn. The meeting adjourned at 6:42 p.m.


Timothy S. Barrow, Secretary