

**MINUTES OF THE POSTPONED REGULAR MEETING**  
**OF THE FALL RIVER HOUSING AUTHORITY**  
**HELD ON THURSDAY, OCTOBER 14, 2021**

The members of the Fall River Housing Authority met in Postponed Regular Session on Thursday, October 14, 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 Vice-Chairman, and upon roll call, those present and absent were as follows:

**PRESENT**

David Underhill  
 Jason Burns  
 Jo Ann Bentley  
 John Medeiros

**ABSENT**


Mary L. Sahady

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 Thursday, October 14, 2021, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

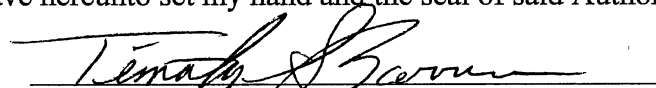
  
 Secretary

Dated: October 8, 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 October 8, 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 14<sup>th</sup> day of October, 2021.

  
 Secretary

Postponed Regular Meeting of 10/14/21

**CITIZEN INPUT**

Vice-Chairman Underhill asked if anyone in the listening audience wished to speak during the Citizen Input time. Hearing none, Vice-Chairman Underhill moved onto Resident Input.

**RESIDENT INPUT**

Vice-Chairman Underhill asked if anyone in the listening audience wished to speak during the Resident Input time. Ed Gagnon, Executive Director of the Fall River Joint Tenants Council, Inc., distributed a preliminary picture of the William H. King Memorial Garden and advised it is not yet complete, but is well on its way. The dedication is planned to take place on Veteran's Day, November 11<sup>th</sup>. Mr. Gagnon asked if the installation of security cameras could be done more quickly, and also to make sure they are all in working order. Mr. Gagnon added that hopefully the Authority will be filling the Security Camera/Information Technology position in the near future.

**MINUTES OF PREVIOUS MEETING**

As copies of the minutes of the Regular Meeting held on September 13, 2021 were mailed to the Commissioners, it was in order to act upon same.

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

**BILLS AND COMMUNICATIONS**

**Vouchers:** The Secretary presented the September, 2021 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	120718-121872	\$1,513,271.44
	205947-206008	\$19,100.55
	102399-102434	\$32,108.00
FEDERAL FUND	114810-114862	\$246,696.05
REVOLVING FUND	72033-72195	\$537,132.11
STATE FUND	8554-8562	\$26,094.54
200-C MOD	1794-1796	\$12,249.95
	<b>TOTAL</b>	<b>\$2,386,652.64</b>

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

FEDERAL FUND	\$177,116.43
REVOLVING FUND	\$178,599.54
STATE FUND	\$20,067.31
200-C MOD	\$4,648.51
ENERGY TRUST FUND	-----
<b>TOTAL</b>	<b>\$380,431.79</b>

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

**Communications:** None

**REPORT OF THE SECRETARY**

As part of the Management Reports, the federal application information, as of September 30, 2021, is as follows:

Family.....	2112
Elderly.....	593
Mixed Population.....	959

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

The next item on the agenda was the Monthly Financial Statements for August, 2021. A motion was made by Commissioner Burns, seconded by Commissioner Medeiros, and carried by unanimous vote to approve the Monthly Financial Statements for August, 2021, as presented.

**UPDATE FROM EXECUTIVE DIRECTOR**

Mr. Barrow advised he was very pleased with the REAC inspection scores received so far, as follows: Barresi Heights—96%; Pleasant View—90%; Holmes Apartments—95%; Bates/Tower Apartments—94%; Bennie Costa Plaza/Fordney Apartments/Riley Plaza/North Roccliffe Apartments—72% collectively; and Cardinal Medeiros Towers—74% (up from 67% last year). Doolan Apartments score was not available at meeting time. Mr. Barrow stated that scores below 70% require a return visit the following year; scores of 75%-85% require a return visit in 2 years and scores of 90% and above require a visit in 3 years. The restructuring of the maintenance department has made a significant difference in our REAC scores, and Mr. Barrow commended the management and maintenance departments for their continued hard work.

Over the past several years, the FRHA has purchased electricity and gas through bulk purchase agreements, with savings of \$250,000 for gas and \$300,000 for electricity. With the prices of gas and electricity continuing to rise, the Authority is thankful for the ability to purchase the utilities through bulk purchasing agreements.

Lastly, Mr. Barrow announced the winners of the recent AFSCME, Local 1990 election of officers, as follows: Joseph DaSilva, President; Drew Dyson, Vice-President; Shana Carvalho, Secretary; Gina Cates, Treasurer; Joseph Shulenburg, Executive Board, Maintenance; Renee Brum, Executive Board, Clerical and Brendan Dyson, Shop Steward.

**OLD BUSINESS**

The subject of Mr. Barrow’s request for a Cost of Living Adjustment (COLA) increase was tabled at the September 13, 2021 Board meeting; and, as such, it was to be taken up under “Old Business”. It was recommended that this item be moved to the end of the agenda and heard in Executive Session.

A motion was made by Commissioner Burns, seconded by Commissioner Bentley, and carried by unanimous vote to move this item to the end of the agenda.

**NEW BUSINESS**

**MODERNIZATION**

The Board was briefed on the following Modernization items.

The first item was the Architectural/Engineering (A/E) Contract Award(s) for Indefinite Quantity/Delivery Services at eighteen (18) federally aided developments.

Thirteen (13) proposals were received on May 14, 2021, and reviewed, as follows:

B. Goba & Associates 92 High Street Medford, MA	McKinnell, McKinnell & Taylor, Inc. 164 Washington Street Norwell, MA
Bisbano & Associates, Inc. 188 Valley Street Providence, RI	Michael Kim Associates 1 Holden Place Brookline, MA
CES-Consulting Engineering Services 128 Carnegie Row Norwood, MA	Next Phase Studios 344 Boylston Street Boston, MA
CBI Consulting, LLC 250 Dorchester Avenue Boston, MA	RGB Architects 50 Holden Street Providence, RI
CA Crowley Engineering, Inc. 645 County Street Taunton, MA	Edward Rowse Architects 2 Hampshire Street Foxboro, MA
Civitects Professional Corp. 66 Troy Street Fall River, MA	William Starck Architects 126 Cove Street Fall River, MA
JMBA & Architects 47 N. Second Street New Bedford, MA	

Approval to award eighteen (18) month contracts (with option to extend for additional eighteen (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 was recommended.

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

**RESOLUTION NO. 134**

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

That permission to award eighteen (18) month contracts (with option to extend for additional eighteen (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 is approved.

Commissioner Medeiros 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>ABSTAIN</u>	<u>ABSENT</u>
Commissioner Medeiros Commissioner Burns Vice-Chairman Underhill	Commissioner Bentley	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted.

The next item was 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, Mass. 6-8, under CFP Year 2022/2020.

Approval was recommended.

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

**RESOLUTION NO. 135**

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

That 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, Mass. 6-8, under CFP Year 2022/2020, 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 Medeiros Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

The next item was the Certificate of Substantial Completion for Site Improvements at Chor-Bishop Joseph Eid Apartments, 667-3, (DHCD #095176).

The General Contractor, Gil-Den, Inc., substantially completed work on October 1, 2021, and approval was recommended.

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

**RESOLUTION NO. 136**

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

That Certificate of Substantial Completion for Site Improvements at Chor-Bishop Joseph Eid Apartments, 667-3 (DHCD #095176) be approved and designating and authorizing the Vice-Chairman 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 Medeiros, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Medeiros Commissioner Bentley Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

The next item was the Certificate of Final Completion for Site Improvements at Chor-Bishop Joseph Eid Apartments, 667-3 (DHCD #095176).

The General Contractor, Gil-Den, Inc., completed all work items, and approval was recommended.

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

**RESOLUTION NO. 137**

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

That the Certificate of Final Completion for Site Improvements at Chor-Bishop Joseph Eid Apartments, 667-3 (DHCD #095176), 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 Medeiros Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

The next item was the Certificate of Completion-Consolidated for Balcony Repairs at Raymond D. Holmes Apartments, Mass. 6-6 and Francis J. Barresi Heights, 661.

The General Contractor, East Coast Masonry & Restoration, Inc., has completed all work items, and approval was recommended.

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

**RESOLUTION NO. 138**

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  
East Coast Masonry & Restoration, Inc., be approved; and  
designating and authorizing the Vice-Chairman to execute  
said Certificate of Completion-Consolidated.

Commissioner Medeiros 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 Medeiros Commissioner Bentley Commissioner Burns Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

The next item was the Certificate of Substantial Completion for Elevator Modernization at Cardinal Medeiros Towers, Mass. 6-8.

The General Contractor, Coletta Contracting Co., Inc., substantially completed work on October 7, 2021, and approval was recommended.

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

**RESOLUTION NO. 139**

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

That the Certificate of Substantial Completion for Elevator  
Modernization at Cardinal Medeiros Towers, Mass. 6-8 be  
approved and designating and authorizing the Vice-Chairman  
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 Medeiros, and the “Ayes” and “Nays” were  
as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Medeiros Commissioner Bentley Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

The next item was the Contract Award for Architectural/Engineering (A/E) Designer  
Services for the Gateway Cities Award Comprehensive Project at Maple Gardens, Fall River  
200-2 (DHCD #095177).

Twelve (12) applicants were reviewed and references were completed by the Fall River  
Housing Authority, as follows:

Abacus Architects & Planners 119 Braintree Street Boston, MA	The Narrow Gate 121 East Berkley St. Boston, MA
B. Goba & Associates 92 High Street Medford, MA	Next Phase Studios, Inc. 344 Boylston St. Boston, MA
CBI Consulting, LLC 250 Dorchester Avenue Boston, MA	Edward Rowse Architects 2 Hampshire Street Foxboro, MA
CSS Architects, Inc. 107 Audubon Road Wakefield, MA	William Starck Architects, Inc. 126 Cove Street Fall River, MA
Dietz & Company Architects, Inc. 55 Frank B. Murray Street Springfield, MA	Studio Umbra 69 Dale Street Quincy, MA
J.M. Booth & Associates 47 N. Second Street New Bedford, MA	RGB Architects 50 Holden Street Providence, RI



The twelve (12) applicants were also reviewed and ranked by the DHCD’s Designer Selection Committee (DSC).

After reviewing their qualifications, references and previous experience, DHCD’s DSC chose William Starck Architects, Inc. as their first-ranked firm.

It was recommended that the Contract for Architectural/Engineering (A/E) Designer Services be awarded to William Starck Architects, Inc., in the amount of \$925,922.00.

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

**RESOLUTION NO. 140**

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

That permission to award a contract for Architectural/Engineering (A/E) Designer Services for the Gateway Cities Award Comprehensive Project at Maple Gardens, Fall River 200-2 (DHCD #095177) to William Starck Architects, in an amount of \$925,922.00, is approved.

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

<u>AYES</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Medeiros Vice-Chairman Underhill	Commissioner Bentley	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

The next item was Change Order No. 2 for Maple Gardens Basement Upgrades.

Change Order No. 2 is an increase in the contract amount of \$239,445.94 for the addition of LED lighting and window refilling, including an additional thirty (30) days for completion of this work.

Approval was recommended.

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

**RESOLUTION NO. 141**

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

That Change Order No. 2 for Maple Gardens Basement Upgrades, increasing the contract amount by \$239,445.94 for the addition of LED lighting and window refilling, and including an additional thirty (30) days for completion of this work, 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 Medeiros Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

The next item was a Request that Smoke Alarm Replacement at eighteen (18) sites be a proprietary item for First Alert, SC7010 Series Hardwire Photoelectric Smoke and CO Combination Alarms, as currently used throughout the Fall River Housing Authority.

Approval was recommended.

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

**RESOLUTION NO. 142**

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

That a Request that Smoke Alarm Replacement at eighteen (18) sites be a proprietary item for First Alert, SC7010 Series Hardwire Photoelectric Smoke and CO Combination Alarms, as currently used throughout the Fall River Housing Authority, is approved.

Commissioner Medeiros 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 Medeiros Commissioner Bentley Commissioner Burns Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

The next item was Change Order No. 1 for Boiler & Domestic Water Heater Replacement at Cardinal Medeiros Towers, Mass. 6-8.

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

Approval was recommended.

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

**RESOLUTION NO. 143**

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

That Change Order No. 1 for Boiler & Domestic Water  
Heater Replacement at Cardinal Medeiros Towers, Mass. 6-8,  
increasing the contract amount by \$31,083.24 for two (2) Hot  
Water Supply Pumps P-5 and P-4), is approved.

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

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Medeiros Commissioner Burns Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

**MISCELLANEOUS**

The first item was the Open Meeting Law Determination by the Attorney General’s Office regarding our Executive Session minutes. Attorney Sousa advised the Board that no Executive Session minutes would be released at this time. The next review will be in March, 2022. This was for information only, no vote was required.

The next item was Permission to Expend Section 8 CARES Act Funds for the following items:

1. Two (2) Interactive Kiosk—estimated cost of \$25,000.00 each;
2. Software & Hardware for Paperless Program Administration—estimated cost of \$22,000.00
3. Telephone System Replacement—estimated cost of \$14,005.78 ;
4. Incentive Provision to Attract New Landlords—estimated cost of \$200,000.00
5. Conference Room Video/Audio Needs—estimated cost unknown at this time

Mr. Barrow explained that these funds, made available through the Federal Government, must be expended by December 31, 2021, and it was requested that the Board approve same.

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

**RESOLUTION NO. 144**

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

That permission to expend Section 8 CARES Act Funds for the following items: Two (2) Interactive Kiosks—estimated cost of \$25,000.00 each; Software & Hardware for Paperless Program Administration—estimated cost of \$22,000.00; Telephone System Replacement—estimated cost of \$14,005.78; Incentive Provision to Attract New Landlords—estimated cost of \$200,000.00 and the Conference Room Video/Audio Needs—estimated cost unknown at this time, by the deadline date of December 31, 2021, 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 Medeiros Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

Mr. Barrow advised that the Family Self- Sufficiency Program Action Plan needed to be amended as follows:

Demographics: The updated numbers in the Action Plan now reflect what was reported in 2019 by the City of Fall River to City-data.

Section XI Amendment to Action Plan Regarding FSS Participant Re-Enrollments, which now reads: Determinations on whether or not to allow former participants to re-enroll in FSS are made on a case-by-case basis. The FRHA will only consider approving re-enrollment of former FSS participants who withdrew from the FSS Program prior to completing all of their obligations under the Contract of Participation if:

\*The family can demonstrate a commitment to follow through with all program obligations, including periodic updates with FSS staff and working toward FSS Contract goals and objectives;

\*The family does not have any unsettled debt with the FRHA or other HUD assisted housing programs; and

\*The family did not receive any cash disbursements from the FSS Escrow Account during or after prior enrollment in the FSS Program.

Mr. Barrow added that the FSS Program has been very successful and has proven to be a worthwhile program for our participants.

Approval was recommended.

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

**RESOLUTION NO. 145**

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

That the amendments to the Family Self-Sufficiency Program (FSS) Action Plan regarding Demographics and FSS Participant Re-Enrollments, are approved.

Commissioner Medeiros 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 Medeiros Commissioner Bentley Commissioner Burns Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

Mr. Barrow reminded the Board that in Fall River, and all over the country, Section 8 Voucher holders are struggling to find or keep an affordable apartment due to increasing rents, as well as a shortage of available housing units. Last year FRHA Payment Standards were set at 105% of the published FMRs to assist our voucher holders. Last month we requested a Payment Standard of 107% of the published FMRs due to the continued escalation in local rents. Effectively this is a 10% year over year increase in Payment Standards at the FRHA. Since last month, it was determined that the 107% was still not enough, and are requesting they be increased to 110%, effective on November 1, 2021, as follows:

BEDROOM SIZE	PUBLISHED FMR	PAYMENT STANDARD
0 BR	\$913	\$1,004
1 BR	\$1,026	\$1,129
2 BR	\$1,234	\$1,357
3 BR	\$1,525	\$1,677
4 BR	\$1,868	\$2,055

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

**RESOLUTION NO. 146**

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

That the new Section 8 Payment Standards, at 110%, effective on November 1, 2021, are approved.

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

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Medeiros Commissioner Bentley Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

Mr. Barrow advised that the Authority wants to purchase three (3) John Deere Sub-Compact Tractors (2022 TX), for use by maintenance personnel, from United Ag & Turf, in a total amount of \$33,724.26. Although an RFQ was sent to a number of dealerships, United Ag & Turf was the only respondent. It was requested that the Board approve the purchase.

Commissioner Burns advised that he found out that United Ag & Turf went on strike on October 14<sup>th</sup>, and in all good conscience, as the “labor” Commissioner, he could not vote for approval at this time, and recommended that this item be tabled until the November Board meeting.

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

**RESOLUTION NO. 147**

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

That permission to purchase three (3) John Deere Sub-Compact Tractors (2022 TX), for use by maintenance personnel, from United Ag & Turf, in a total amount of \$33,724.26, is tabled until the November, 2021 Board meeting.

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

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Medeiros Commissioner Bentley Vice-Chairman Underhill	None	Chairwoman Sahady

The Vice-Chairman thereupon declared said motion carried and said resolution adopted

**PERSONNEL**

Mr. Barrow reminded the Board that due to the retirement of Suzanne Sentner, the Management Department has been in need of an administrative assistant. Following an in-house posting and external advertising, the lone qualified applicant was interviewed and the Screening Committee unanimously recommended Alex Ramirez for this newly created Public Housing Administrative Assistant position. It was requested that the Board approve his appointment.

Postponed Regular Meeting of 10/14/21

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

**RESOLUTION NO. 148**

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

That the appointment of Alex Ramirez to the position of Public Housing Administrative Assistant, Management Department, effective on October 18, 2021, consisting of a thirty-five (35) hour work week, Monday through Friday, 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$727.04, contingent upon the completion of a ninety (90) day probationary period and favorable evaluation, is approved.

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

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Burns Commissioner Medeiros Commissioner Bentley Vice-Chairman Underhill	None	Chairwoman Sahady


The Vice-Chairman thereupon declared said motion carried and said resolution adopted

Vice-Chairman Underhill recommended that the Board go into Executive Session to discuss the last three (3) agenda items—labor relations Case No. 648-20 update, Watuppa Heights litigation update and C.O.L.A. increase request for Mr. Barrow--pursuant to M.G.L. Chapter 30A, Section 21(a) (2) and (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 6:03 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 did not resume in Open Session following the Executive Session.

At 7:12 p.m. a motion was made by Commissioner Bentley, seconded by Commissioner Medeiros, and carried by unanimous roll call vote to adjourn the meeting.

Upon a motion duly made and seconded, it was VOTED: to adjourn. The meeting adjourned at 7:12 p.m.

  
Timothy S. Barrow, Secretary