

**MINUTES OF THE REGULAR MEETING**  
**OF THE FALL RIVER HOUSING AUTHORITY**  
**HELD ON MONDAY, SEPTEMBER 13, 2021**

The members of the Fall River Housing Authority met in Regular Session on Monday, September 13, 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  
John Medeiros

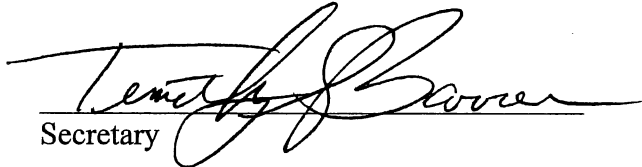
**ABSENT**

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 Regular Meeting of the members of the Fall River Housing Authority will be held at 5:00 p.m., on Monday, September 13, 2021, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

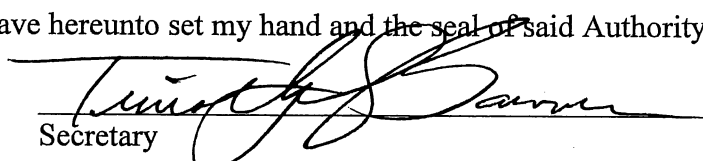
  
Secretary

Dated: September 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 September 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 13<sup>th</sup> day of September, 2021.

  
Secretary

Regular Meeting of 9/13/21

**CITIZEN INPUT**

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

**RESIDENT INPUT**

Chairwoman Sahady asked if anyone in the listening audience wished to speak during the Resident Input time. Edward Gagnon, Executive Director of the FRJTC, advised that Health First is sponsoring a Legislative Day at their regularly scheduled Farmers Market on September 15, 2021, from 2:00 p.m. to 5:00 p.m., and have invited our local Representatives--Carole Fiola, Alan Silvia, Paul Schmid, Pat Haddad and Senator Michael Rodrigues, along with representatives from the Fall River Housing Authority.

Mr. Gagnon advised that there are now eight (8) Tenant Maintenance Assistants at various developments, and are hoping to get another for Cardinal Medeiros Towers. Rita Lebeau, Mixed Population Service Coordinator, has asked if she can get two (2) to assist her, which Mr. Gagnon stated he is working on.

Lastly, Mr. Gagnon distributed a “Proposal for the William H. King Memorial Garden” at Cardinal Medeiros Towers, in honor of the late William H. King, Sr., who was a driving force in creation of the Fall River Joint Tenants Council, Inc., and was instrumental in numerous other endeavors over his long career that assisted public housing residents in Fall River. Mr. Gagnon feels that the creation of the Memorial Garden in Mr. King’s honor will keep his legacy alive. Mr. Gagnon’s proposal provided the Commissioners with all of the details associated with the creation of the Memorial Garden, including a cost estimate of approximately \$1,300.00. Mr. Gagnon graciously requested, through the Board and Mr. Barrow, that the Fall River Housing Authority donate the funds for the Memorial Garden.

Both Chairwoman Sahady and Mr. Barrow thanked Mr. Gagnon for his presentation and agreed that the FRHA would be happy to assist by providing the monies needed.

**MINUTES OF PREVIOUS MEETING**

As copies of the minutes of the Regular Meeting held on August 9, 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.

**EXECUTIVE SESSION MINUTES**

A periodic review of the Executive Session minutes is required by law, and the Executive Session minutes from September, 2020 to August, 2021 have been reviewed by Attorney Michael Sousa, FRHA General Counsel. It being brought to a vote, the Executive Session minutes were accepted for the period of September, 2020 to August, 2021, as presented.

**BILLS AND COMMUNICATIONS**

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

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	119585-120717	\$1,457,506.88
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	205879-205946	\$17,796.24
	102365-102398	\$28,932.00
FEDERAL FUND	114809-114809	\$745,801.74
REVOLVING FUND	71882-72032	\$527,050.23
STATE FUND	8539-8553	\$74,817.00
200-C MOD	1790-1793	\$234,200.85
	<b>TOTAL</b>	<b>\$3,088,104.94</b>

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

FEDERAL FUND	\$11,534.38
REVOLVING FUND	\$164,139.92
STATE FUND	\$13,277.17
200-C MOD	-----
ENERGY TRUST FUND	-----
TOTAL	\$188,951.47

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

**Communications:** None

**REPORT OF THE SECRETARY**

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

Family.....	2030
Elderly.....	606
Mixed Population.....	1014

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

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

**UPDATE FROM EXECUTIVE DIRECTOR**

Mr. Barrow advised that he, Kevin Sbardella and Attorney Sousa met with Senator Rodrigues in early September, 2021 to discuss a number of issues, including the State American Rescue Plan Act (ARPA) funds. DHCD is hoping to receive \$450 million of the ARPA funds, and the FRHA requires approximately \$22-23 million for modernization projects at Maple Gardens and Chor-Bishop Eid Apartments. Senator Rodrigues mentioned that the State is looking favorably at the FRHA receiving those needed funds. Mr. Barrow thanked the Senator for his ongoing support of the FRHA and its residents.

Regarding the summer cookout held on August 26th, Mr. Barrow thanked Joey DaSilva and his team for doing such a great job, as always, especially considering how hot it was on that day! There were about 60 employees in attendance, and a good number of residents as well. Mr. Barrow advised that he sent out a survey to employees regarding future cookouts, asking for input about maybe making some changes—such as a different location, preference of having it on a weekday or weekend, having it separate from the resident cookouts, etc. Mr. Barrow added that he is putting together a committee who will meet and discuss the cookouts going forward.

Mr. Barrow advised that the REAC inspections began on September 13<sup>th</sup> at Barresi Heights and will continue on September 14<sup>th</sup> at Cardinal Medeiros Towers. The dates for the remaining inspections should be provided to us in the near future.

Mr. Barrow shared some exciting news that the FRHA was selected to receive funding under the FY2021 Capital Fund Emergency Safety & Security Program, in the amount of \$250,000, to support safety and security measures, including carbon monoxide detectors. This is the second time the Authority has been selected to receive funds through this grant.

Mr. Barrow mentioned that later in the meeting, he would be discussing the creation of a new position regarding the need for a full-time employee to oversee all of the cameras and equipment, as more and more cameras are being installed at the sites.

Regarding the new elevators at Cardinal Medeiros Towers, Mr. Barrow advised that one (1) has been completed and another is on its way to completion. Chor-Bishop Eid Apartments will be next, and onto other buildings in the future.

As the outside site work began at O'Brien Apartments, main office employee parking has been temporarily relocated to a lot across the street whose owner(s) have allowed our use of it for the time being.

Mr. Barrow welcomed John "Jack" Medeiros to the Board as a new Commissioner, who replaced Roger P. Tache.

Since Mr. Tache was a long-term Commissioner/Chairman, Mr. Barrow read an Official Resolution, which he requested to have written into the Board minutes, as follows:

"Fall River Housing Authority  
Board of Commissioners  
"Official Resolution"

Be it resolved that the Board of Commissioners and Executive Director of the Fall River Housing Authority hereby extends its Commendation to:

**ROGER P. TACHE**  
In Recognition Of:

His 20+ years of outstanding dedication and service to the Greater Fall River Community as a Commissioner and Chairman of the Fall River Housing Authority.

Be it further resolved, that the Board of Commissioners and Executive Director of the Fall River Housing Authority extends its best wishes for continued success and that this Resolution be entered in the records of the Board of Commissioners.

Mary L. Sahady, Chairwoman  
David Underhill, Vice-Chairman  
Jason Burns, Treasurer  
Jo Ann Bentley, Commissioner  
John Medeiros, Commissioner  
Timothy S. Barrow, Executive Director"

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

**RESOLUTION NO. 116**

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

That permission to include the “Official Resolution”, regarding former Commissioner Roger P. Tache, into the Board Minutes, 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 Commissioner Medeiros Chairwoman Sahady	None	

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

**NEW BUSINESS**

**MODERNIZATION**

The Board was briefed on the following Modernization items.

The first item was a Request that the New Video Security System for Chor-Bishop Joseph Eid Apartments, 667-3, be a proprietary item for Salient Systems Complete View Video Management System (VMS) platform, which is currently operating at three (3) FRHA sites—Cardinal Medeiros Towers, Father Vincent Diaferio Village and Edward F. Doolan Apartments.

Approval was recommended.

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

**RESOLUTION NO. 117**

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

That a Request that the New Video Security System for Chor-Bishop Joseph Eid Apartments, 667-3, be a proprietary item for Salient Systems Complete View Video Management System (VMS) platform, which is currently operating at three (3) FRHA sites—Cardinal Medeiros Towers, Father Vincent Diaferio Village and Edward F. Doolan Apartments, 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 Commissioner Medeiros Chairwoman Sahady	None	

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

The next item was Change Order No. 1 the Maple Gardens Basement Upgrades, Fall River 200-2 (DHCD #095167).

Change Order No. 1 is an INCREASE of \$48,833.23 to the contract for the following items: 1) -\$11,322.05 (credit for not removing basement boiler room windows (41 total); 2) - \$74,062.72 (credit for not providing boiler room doors/frames/hardware); 3) +\$1,233.00 (increase for inclusion of new relays to activate the existing horn/strobe devices; 4) +\$132,985.00 (increase for inclusion of additive alternate #1 (extension of downspouts, removal of basement window wells, and the re-grading perimeter of buildings with new loam/grass seed)). There was no change in the contract time.

Approval is recommended.

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

**RESOLUTION NO. 118**

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

That Change Order No. 1, increasing the contract amount by \$48,833.23 for the following items: 1) -\$11,322.05 (credit for not removing basement boiler room windows (41 total); 2) -\$74,062.72 (credit for not providing boiler room doors/frames/hardware); 3) +\$1,233.00 (increase for inclusion of new relays to activate the existing horn/strobe devices; 4) +\$132,985.00 (increase for inclusion of additive alternate #1 (extension of downspouts, removal of basement window wells, and the re-grading perimeter of buildings with new loam/grass seed)), 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 Commissioner Medeiros Chairwoman Sahady	None	

The Chairwoman thereupon declared said motion carried and said resolution adopted.  
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The next item was Permission to Advertise for Bids for Site Improvements at Frank B. Oliveira Apartments, Mass. 6-7, under the CFP Year 2021 Activities; Site Improvements for Underground Gas Service at Edward F. Doolan Apartments, Fall River 662, under the CFP Year 2021 Activities; and Site Emergency Generator Improvements at Nicholas W. Mitchell Heights, Mass. 6-11, under the CFP Year 2021 Activities.

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

**RESOLUTION NO. 119**

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

That Permission to Advertise for Bids for Site Improvements at Frank B. Oliveira Apartments, Mass. 6-7, under the CFP Year 2021 Activities; Site Improvements for Underground Gas Service at Edward F. Doolan Apartments, Fall River 662, under the CFP Year 2021 Activities; and Site Emergency Generator Improvements at Nicholas W. Mitchell Heights, Mass. 6-11, under the CFP Year 2021 Activities, 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:

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

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

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

The General Contractor, East Coast Masonry & Restoration, Inc., substantially completed work on September 2, 2021.

Approval was recommended.

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

**RESOLUTION NO. 120**

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

That the Certificate of Substantial Completion for Balcony Repairs at Raymond D. Holmes Apartments, Mass. 6-6 and Francis J. Barresi Heights, Fall River 661 be approved and designating and authorizing the Chairwoman to execute said Certificate of Substantial Completion.  
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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 Commissioner Medeiros Chairwoman Sahady	None	

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

MISCELLANEOUS

The first item was the Open Enrollment for Blue Cross/Blue Shield Dental Blue, effective October 1, 2021. It is requested that the Board approve the open enrollment.

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

RESOLUTION NO. 121

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

That the Open Enrollment for Blue Cross/Blue Shield Dental  
Blue, effective October 1, 2021, 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 Commissioner Medeiros Chairwoman Sahady	None	

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

Mr. Barrow advised that the contract for Supplemental Police Services expires on September 30, 2021 and it is requested that the Board approve the continuation of this contract for another year, beginning October 1, 2021. All other terms of the contract remain the same.

Commissioner Underhill advised that while reviewing the contract he noticed that there are a few sections not being adhered to, namely that the Patrol Commander or Supervisor are supposed to meet with resident leadership on at least a quarterly basis, as well as initiate and monitor ongoing lines of communication with resident leaders. Attorney Sousa stated that the police do meet with Authority staff on a regular basis for a variety of reasons and they provide us with reports on a monthly basis. Commissioner Underhill asked if those reports could also be shared with the Fall River Joint Tenants Council (and/or Tenant Association Officers), and if the community police could attend resident meetings when they are held.

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Mr. Barrow stated that the FRHA is hoping to re-start the “Breakfast with Police” at our developments for elderly/disabled that were held a few years ago, as they were very popular with the residents, and it gave the residents and police a chance to talk to each other about issues in their buildings. Commissioner Underhill also mentioned that the residents of our developments for elderly/disabled, with the exception of Cardinal Medeiros Towers and Barresi Heights who have contracted security officers, felt much safer when the additional security officers were hired by the FRHA during COVID, and are hoping the Authority can put security officers back at all elderly/disabled sites. Commissioner Underhill stated that he had even asked about having auxiliary officers at these sites. Commissioner Underhill added that even with the security officers at Cardinal Medeiros Towers, there continues to be many unauthorized occupants and persons with “no trespass orders” freely walking around the building, especially after the office staff has left at the end of the day and on weekends.

Attorney Sousa advised Commissioner Underhill that he would be happy to set up a meeting with the housing unit police officers and Commissioner Underhill, and whoever else would be interested in attending, to discuss some of the concerns mentioned.

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

**RESOLUTION NO. 122**

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

That permission to continue the Contract for Supplemental Police Services, beginning October 1, 2021 through September 30, 2022, for five (5) officers, at a total of \$410,000.00, 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 Commissioner Medeiros Chairwoman Sahady	None	

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

Mr. Barrow advised that the contract for the Animal Control Officer Services also expires on September 30, 2021, and it is requested that the Board approve the continuation of this contract for another year, beginning October 1, 2021. All other terms of the contract remain the same.

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

**RESOLUTION NO. 123**

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

That permission to continue the Animal Control Officer Services  
Contract, beginning October 1, 2021 through September  
30, 2022, in an amount not to exceed \$17,500.00, 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:

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

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

Mr. Barrow advised that HUD publishes updated Fair Market Rents (FMRs) on an annual  
basis, and from those published FMRs the FRHA determines its Section 8 Payment Standards.  
Mr. Barrow added that in Fall River, and all over the country, 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.

This year we are recommending 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. These new Payment Standards are effective on October 1,  
2021, as follows:

<b>BEDROOM SIZE</b>	<b>PUBLISHED FMR</b>	<b>PAYMENT STANDARD</b>
0 BR	\$913	\$977
1 BR	\$1,026	\$1,098
2 BR	\$1,234	\$1,320
3 BR	\$1,525	\$1,632
4 BR	\$1,868	\$1,999

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

**RESOLUTION NO. 124**

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

That the new Section 8 Payment Standards, effective on  
October 1, 2021, are approved.

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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 Commissioner Medeiros Chairwoman Sahady	None	

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

Kathleen Povar, Director of Field Operations/Leased Housing, advised that the new Flat Rent & Maximum Rent Tables, effective on October 1, 2021 (for new admissions) and January 1, 2022 (for annual re-certifications) are as follows:

BEDROOM SIZE	FLAT RENT	MAXIMUM RENT
0 BR	\$730	\$730
1 BR	\$821	\$821
2 BR	\$987	\$987
3 BR	\$1,220	\$1,220
4 BR	\$1,494	\$1,494
5 BR	\$1,719	\$1,719

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

**RESOLUTION NO. 125**

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

That the new Flat Rent & Maximum Rent Tables, effective on  
October 1, 2021 (new admissions) and January 1, 2022 (annual  
re-certifications) are 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 Commissioner Medeiros Chairwoman Sahady	None	

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

Two (2) companies responded to a recent solicitation for sealed quotes for the Electrical Inventory Supplies. The responses were received and opened on August 21, 2021, as follows:

COMPANY NAME	PRODUCTS	PRICES	
		EW	CE
Electrical Wholesalers, Inc. (EW)	Etisol 22 watt led 16" round	\$27.50	\$39.00
	BRK 120v photoelectric smoke detector	\$21.30	\$18.50
Concord Electric Supply (CE)	BRK CRB-monoxide & smoke alarm	\$48.26	\$45.00
	Etisol 14 watt led 12" round	\$14.95	\$25.00
	KIDDE AC wire in w/battery	\$30.53	\$32.00
	MTX 9" RM round lens 120v	\$23.17	\$49.00
	MTX 120v 2 foot LED	\$29.99	\$25.00
	GREENHECK bathroom motor	\$160	\$189

Following a review of the price quotes, and based on the responsive and eligible bid and positive due diligence efforts, it was recommended that a one (1) year contract be awarded to Electrical Wholesalers, Inc., in an amount not to exceed \$35,000.00.

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

**RESOLUTION NO. 126**

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

That permission to award a one (1) year contract to Electrical Wholesalers, Inc., for Electrical Inventory Supplies, in an amount not to exceed \$35,000.00, 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:

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

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

Mr. Barrow advised that the City requested that the FRHA Board appoint a Commissioner to the Community Preservation Committee. Other Commissioners have sat on the Committee in the past, and Commissioner Burns volunteered to serve on the Committee at this time. It was requested that the Board approve Commissioner Burns' appointment to the Community Preservation Committee.

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

**RESOLUTION NO. 127**

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

That the appointment of Commissioner Jason Burns to the City of  
Fall River’s Community Preservation Committee, 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 Commissioner Medeiros Chairwoman Sahady	None	

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

**PERSONNEL**

Mr. Barrow reminded the Board that at last month’s meeting they requested that a job description be developed for the Public Housing Inspector’s position that was introduced as a new position. The job description was developed and included in this month’s Board packets for the Commissioners to review and discuss at this meeting. The salary range is \$42,285--\$55,921, although it was not listed on the job description.

Mr. Barrow again explained that the Public Housing Inspector would be a full-time employee who would be responsible for conducting inspections of all public housing units and provide detailed reports to the development managers and management administrative staff, conduct follow-up inspections when necessary, educate residents on keeping their units clean and tidy, appear in court with FRHA staff as needed, etc. These inspections would be in addition to the annual inspections conducted by managers, and pre-REAC inspections conducted by the contracted company. Debra Morrisette, Associate Director of Property Management, stated that having an Inspector on staff would be helpful to the managers/clerks. The company that performs the pre-REAC inspections charges \$18,000 per year (federal sites only), and hiring the Public Housing Inspector would cost the Authority \$42,285--\$55,921, plus benefits. Commissioner Medeiros asked if we could have the outside company perform inspections on a quarterly basis if we requested that. Mr. Barrow stated that he believes we can hire them as often as we desire.

After further discussion, it was recommended that this item be tabled and re-assessed in one year.

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

**RESOLUTION NO. 128**

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

That permission to table the Public Housing Inspector’s position  
and re-assess in one (1) year is approved.

Commissioner Medeiros 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 Medeiros Commissioner Underhill Commissioner Burns Commissioner Bentley Chairwoman Sahady	None	

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

Mr. Barrow advised that two employees were recently interviewed for the vacant position  
of Leased Housing Clerical Staff Supervisor. Following the interviews, the Screening  
Committee unanimously recommended Susan Ratier for this position. It was requested that the  
Board approve the appointment of Ms. Ratier to the Leased Housing Clerical Staff Supervisor  
position.

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

**RESOLUTION NO. 129**

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

That the appointment of Susan Ratier, to the position of Leased  
Housing Clerical Staff Supervisor, effective on September 20, 2021,  
with a work schedule of thirty-five (35) hours per 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 \$896.92, contingent upon the successful  
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 Bentley, and upon roll call, the “Ayes” and  
“Nays” were as follows:

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

The Chairwoman thereupon declared said motion carried and said resolution adopted.  
Regular Meeting of 9/13/21

Mr. Barrow advised that the in-house applicants for the position of Rental Integrity Program Specialist were determined to be not qualified, and it was requested that the Board approve posting the position on our website.

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

**RESOLUTION NO. 130**

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

That permission to post the Rental Integrity Program Specialist position on the FRHA website 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	None	
Commissioner Underhill		
Commissioner Bentley		
Commissioner Medeiros		
Chairwoman Sahady		

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

Mr. Barrow advised that the in-house applicants for the position of Public Housing Administrative Assistant were determined to be not qualified, and it was requested that the Board approve posting the position on our website.

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

**RESOLUTION NO. 131**

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

That permission to post the Public Housing Administrative Assistant position on the FRHA website 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	None	
Commissioner Underhill		
Commissioner Burns		
Commissioner Medeiros		
Chairwoman Sahady		

The Chairwoman thereupon declared said motion carried and said resolution adopted.  
Regular Meeting of 9/13/21

Mr. Barrow advised that because we still have a few maintenance employees out on workman’s compensation, we continue to have a need for additional maintenance staff. As such, it was requested that the Board approve the appointment of Lawrence Fonseca as a “Temporary” Maintenance Custodian/Floater.

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

**RESOLUTION NO. 132**

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

That the appointment of Lawrence Fonseca, to the position of  
“Temporary” Maintenance Custodian/Floater, on a 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 Bentley, and upon roll call, the “Ayes” and “Nays” were as follows:

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

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

Mr. Barrow advised the Board that the Authority is in need of a full-time staff person to fill a newly created Security Camera/Information Technology position. Mr. Barrow stated that as the Authority continues to update the cameras and equipment at our sites, it is important that we have someone on staff responsible for making sure that all of the cameras/equipment are in good working order, not only for our own use, but for the police to be able to view/retrieve footage as needed.

It was recommended that a job description be prepared for review and approval by the Board at the October board meeting.

Since this item was for discussion, no vote by the Board was required.

Mr. Barrow reminded the Board that Union, non-Union and grant employees received a 2% wage increase, retroactive to April 1, 2021, as well as a one-time incentive bonus of .50% of the member’s respective annual wages in effect on March 31, 2021. As such, Mr. Barrow requested a 2% COLA (cost of living adjustment) increase, retroactive to April 1, 2021.

The Commissioners recommended that an evaluation of Mr. Barrow’s job performance for this past year be completed and reviewed prior to approving his request for the 2% COLA increase. It was recommended that this item be tabled until the October board meeting.



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

**RESOLUTION NO. 133**

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

That permission to table the 2% COLA (cost of living adjustment) increase, retroactive to April 1, 2021, requested by Timothy S. Barrow, Executive Director, until the October board meeting, and the evaluations are completed by Commissioners and reviewed by Chairwoman Sahady, 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 Commissioner Medeiros Chairwoman Sahady	None	

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

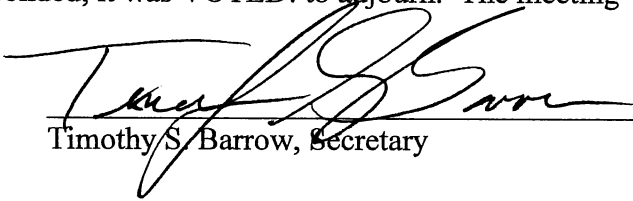
On behalf of the Board of Commissioners, staff and residents, Mr. Barrow and Chairwoman Sahady welcomed Commissioner Medeiros to the FRHA Board of Commissioners.

Chairwoman Sahady recommended that the Board go into Executive Session to discuss the last four (4) agenda items—status of employee lawsuit, litigation status of Maple Gardens basement lawsuit, employees on extended workman’s compensation and the Watuppa Heights litigation update--pursuant to M.G.L. Chapter 30A, Section 21(a) (1) 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 6:30 p.m. a motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous roll call vote to go into Executive Session to discuss the above mentioned item. The Board will resume in Open Session following the Executive Session.

At 7:10 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 7:12 p.m.

  
Timothy S. Barrow, Secretary