

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

**KEVIN SBARDELLA
EXECUTIVE DIRECTOR**

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

August 10, 2022

To: Mary L. Sahady, Chairwoman
David Underhill, Vice-Chairman
Jason Burns, Treasurer
Jo Ann Bentley, Commissioner
John Medeiros, Commissioner

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Postponed Regular Session** on **MONDAY, AUGUST 15, 2022**, at **5:00 o'clock p.m.** in the **James A. O'Brien, Sr. Apartments Community Hall, 34 Whipple Street, in the City of Fall River, Massachusetts, (please use Second Street entrance)** for the following purposes:

1. Roll Call

**--Citizen Input
--Resident Input**

2. Minutes of the Regular Meeting held on July 11, 2022

Recommended Action: to accept

**ADA Fair Housing Coordinator
Michael Sousa, Esquire 508-675-3500**

2.

3. Bills and Communications

a. Vouchers

Recommended Action: to accept

4. Management Reports

1. Applications
2. Occupancy Reports
3. Tenants Accounts Receivable
4. Work Order Report
5. Monthly Section 8 Voucher Activity Report
6. Monthly Personnel Count/Report
7. Director of Modernization Monthly Report
8. Bank, Investment & Bond Debt Balance Reports

Recommended Action: to accept

5. Financial Reports (Director of Finance)

a. Monthly Financial Statements (April)

Recommended Action: approval

b. State Quarterly Modernization Report (for Period Ending 6/30/2022)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. **Modernization**

- a) Certificate of Substantial Completion for Keltron Wireless Fire Alarm Communicators at 7 Federally-Aided Developments

Recommended Action: approval

- b) Certificate of Completion-Consolidated for Keltron Wireless Fire Alarm Communicators at 7 Federally-Aided Developments

Recommended Action: approval

- c) Certificate of Substantial Completion for the Tree Removal & Building Repairs at Chor-Bishop Joseph Eid Apartments

Recommended Action: approval

- d) Certificate of Substantial Completion for the Roof Replacement (Phase 4) at Sunset Hill

Recommended Action: approval

- e) Change Order No. 1 for the Fire Alarm Panel Replacement at Raymond D. Holmes Apartments

(Change Order No. 1 is an INCREASE in the contract amount of \$940.00 for Delta Beckwith Labor Charges & State Elevator Inspection for the Fire Alarm Panel Replacement)

Recommended Action: approval

- f) Certificate of Substantial Completion for the Fire Alarm Panel Replacement at Raymond D. Holmes Apartments

Recommended Action: approval

4.

- g) Change Order No. 3 for the Elevator Modernization at Raymond D. Holmes Apartments

(Change Order No. 3 is an INCREASE in the contract of \$11,206.00 for the re-mobilization and extension of the warranty/service for the down time due to the Fire Alarm Panel Replacement (duration of the Contract will be increased by 185 days)

Recommended Action: approval

2. Miscellaneous

- a) Family Self-Sufficiency (FSS) Program Action Plan

Recommended Action: approve changes

- b) AT&T Cell Tower Lease Extension (5 Years) at Mitchell Heights

(This 5 year lease extension (8/29/22 through 8/30/27) is the first of two (2) 5-year options to renew. The original contract term was 8/29/12 through 8/29/22.)

Recommended Action: grant preliminary authorization to extend the lease for a 5 year period, subject to final approval from HUD

- c) Security Guard Services at Edward F. Doolan Apartments

Recommended Action: permission to award a 15 week contract for security services to USENTRA Security, in an amount not to exceed \$15,000.00

3. **Personnel**

- a) Resignation of Employee

Recommended Action: accept resignation of Christine Jordan (Clerk Interviewer) effective on July 29, 2022

- b) Clerk Interviewer Position (Public Housing)

Recommended Action: ratify in-house posting, and outside advertising (website)

- c) Deputy Executive Director Position

Recommended Action: approve appointment of Timothy McCoy

- d) Proposed Agreement between the FRHA and AFSCME, Council 93, Local 1990 (**Unit B**) (three (3) year contract (4/1/22 to 3/31/25), including a 3% wage increase each year (Year 1—retroactive to April 1, 2022; Year 2—beginning April 1, 2023 and Year 3—beginning April 1, 2024)

Recommended Action: discussion/approval

- e) Proposed Wage Increase for Non-Union Employees (3% retroactive to April 1, 2022; 3% beginning April 1, 2023 and 3% beginning April 1, 2024)

Recommended Action: discussion/approval

EXECUTIVE SESSION

f) Union Negotiations Update

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

Recommended Action: update/discussion

g) Removal of Salary Cap for Non-Union Employee

(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (2) to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel)

Recommended Action: discussion/approval

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg