

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

**KEVIN SBARDELLA
INTERIM EXECUTIVE DIRECTOR**

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

July 6, 2022

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

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Regular Session** on **MONDAY, JULY 11, 2022**, at **5:00 o'clock p.m.** in the **James A. O'Brien, Sr. Apartments Community Hall, 34 Whipple Street, in the City of Fall River, Massachusetts, (please use Second Street entrance)** for the following purposes:

1. Roll Call

- Citizen Input**
- Resident Input**

2. Minutes of the Regular Meeting held on June 13, 2022 and Minutes of the Special Meeting held on June 22, 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. Year End Top 5 Compensation Certification (FY2022)

Recommended Action: approval

6. Update from Interim Executive Director

Recommended Action: for information

New Business

1. Modernization

a) Certificate of Substantial Completion for Boiler and Domestic Water Heater Replacement at Cardinal Medeiros Towers

Recommended Action: approval

3.

- b) Certificate of Completion-Consolidated for Boiler and Domestic Water Heater Replacement at Cardinal Medeiros Towers

Recommended Action: approval

- c) Certificate of Final Completion for Site Improvements/New Video Security System at Chor-Bishop Joseph Eid Apartments

Recommended Action: approval

- d) Contract Award for Smoke Alarm Replacement Project at Sunset Hill

Recommended Action: award contract to low bidder, Brite-Lite Electrical Co., Inc., in the amount of \$226,888.00

- e) Certificate of Substantial Completion for Basement Renovations/Upgrades at Maple Gardens

Recommended Action: approval

- f) DHCD ARPA Targeted Award for the Federal Pacific Panel and Fire Alarm System Replacement (Round 1) for Maple Gardens

Recommended Action: for information

2. Miscellaneous

- a) HVAC On-Call Services Contract

Recommended Action: permission to award a six (6) month contract to Advanced Air & Heat, in an amount not to exceed \$25,000.00

4.

b) John Deere Sub-Compact Tractors 2023 TX

Recommended Action: permission to purchase two (2) tractors from United Ag & Turf, in an amount of \$24,518.10

c) DHCD Regional Capital Assistance Team (RCAT)

Recommended Action: waiver out of participation in the RCAT for three (3) years

3. **Personnel**

a) Resignation of Employee

Recommended Action: accept resignation of Brian Montalvo, (Clerk Interviewer) effective on July 1, 2022

b) Clerk Interviewer Position (Section 8 Dept.)

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

c) Resignation of Employee

Recommended Action: accept resignation of Bobby Bailey, (Minority Outreach Coordinator) effective on June 28, 2022

d) Deputy Executive Director Position

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

5.

EXECUTIVE SESSION

a) Executive Director's Contract (Negotiations)

(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, Interim Executive Director
KS:mjg