

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

June 8, 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, JUNE 13, 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**

**a. Report & Recommendation of the FRHA Executive Director Search Sub-Committee**

**Recommended Action: accept the recommendation of the Sub-Committee to interview Mr. Kevin Sbardella before the full Board of Commissioners in Open Session**

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

2.

**b. Executive Director's Position**

**Recommended Action: conduct Mr. Sbardella's interview**

--Citizen Input

--Resident Input

**2. Minutes of the Regular Meeting held on May 9, 2022**

**Recommended Action: to accept**

**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. Quarterly Operating Statements (for period ending 3/31/22)

**Recommended Action: approval**

3.

b. Operating Budget Books for FYE 3/31/2023

**Recommended Action: approval**

6. Update from Interim Executive Director

**Recommended Action: for information**

**New Business**

1. **Modernization**

a) Amendment #12 to the Contract for Financial Assistance (CFA) 5001 (Amendment in the amount of \$376,643.00 is for Formula Funding for FY2025)

**Recommended Action: approval**

b) Certificate of Completion-Consolidated for Exterior Building Envelope/Balcony Repairs & Roof Replacement at James A. O'Brien, Sr. Apartments

**Recommended Action: approval**

c) Contract Award for Exterior Building Envelope Repairs & Roof Replacement at George H. Cottell Heights

**Recommended Action: award contract to low bidder, East Coast Masonry & Restoration, Inc., in the amount of \$899,000.00**

d) Contract Award for Electric Panel Replacement project at Edward F. Doolan Apartments

**Recommended Action: award contract to lone bidder, Brite-Lite Electrical Co., Inc., in the amount of \$452,888.00**

4.

- e) Certificate of Substantial Completion for New Video Security/Site Improvements Project at Chor-Bishop Joseph Eid Apartments

**Recommended Action: approval**

- f) Change Order No. 1 for Underground Electric Project (Phase 3) at Maple Gardens

(Change Order No. 1 is a CREDIT in the amount of \$1,463.38, for not installing LED lighting in the basements of Buildings 19 through 23. A different type of lighting was installed.)

**Recommended Action: approval**

2. **Miscellaneous**

- a) HVAC On-Call Services Contract

**Recommended Action: permission to advertise for a six (6) month contract, in an amount not to exceed \$25,000.00**

- b) Contract Award for Support and Service of Surveillance Cameras

**Recommended Action: award a two (2) year contract (w/a one (1) year option to renew at the sole discretion of the FRHA) to KM Security Solutions , in the amount of \$3,000.00 per month**

- c) Contract Award for Removal and Replacement of Mechanized Garage Door (Bay #1) at 201 Eddy Street

**Recommended Action: award a contract to Next Generation Doors & Construction, in an amount not to exceed \$18,260.00**

3. **Personnel**

- a) “Temporary” Maintenance Custodian/Floater Position

**Recommended Action: ratify appointment Sean Lobo**

- b) Management Department Housing Assistant Position

**Recommended Action: ratify appointment of Jennifer Pavao**

- c) Leased Housing Support Assistant Position

**Recommended Action: ratify appointment of Jasmin Baez**

- d) Youth Services Program Assistant Position (Seasonal/Temporary)

**Recommended Action: approve appointment of Kelsey Costa**

- e) Employee Retirements (2)

**Recommended Action: accept retirements of Richard Cote (effective on June 2, 2022) and Michael Freitas (effective on August 1, 2022)**

**EXECUTIVE SESSION**

- a) 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**

6.

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

Sincerely,

A handwritten signature in cursive script that reads "Kevin Sbardella". The signature is written in black ink and is positioned above a horizontal line.

Kevin Sbardella, Interim Executive Director

KS:mjg