

**MINUTES OF THE REGULAR MEETING**  
**OF THE FALL RIVER HOUSING AUTHORITY**  
**HELD ON MONDAY, JUNE 13, 2022**

The members of the Fall River Housing Authority met in Regular Session on Monday, June 13, 2022 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  
Jo Ann Bentley  
John Medeiros

**ABSENT**

Jason Burns

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, June 13, 2022, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

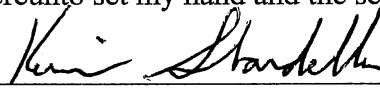
  
\_\_\_\_\_  
Secretary

Dated: June 8, 2022

**CERTIFICATE AS TO SERVICE OF**  
**NOTICE OF MEETING**

I, Kevin Sbardella, the duly appointed, qualified and acting Secretary of the Fall River Housing Authority, do hereby certify that on June 8, 2022, 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 June, 2022.

  
\_\_\_\_\_  
Secretary

Regular Meeting of 6/13/22

Prior to the start of the regular meeting, Chairwoman Sahady announced that the Board of Commissioners accepted the report and recommendation of the FRHA Executive Director Search Sub-Committee to interview Kevin Sbardella, one of the two final candidates recommended for the vacant Executive Director's position.

Attorney Michael Sousa, General Counsel for the Authority, was asked to read each of the twelve (12) pre-determined questions to Mr. Sbardella, and the Commissioners were allowed to ask any additional questions they had.

Mr. Sbardella answered each question in detail explaining his knowledge, experience, strengths and suitability for the Executive Director's position, including thirty (30) plus years of employment at the FRHA, with over ten (10) of those years as the Director of Modernization, Director of Facilities Management, Deputy Executive Director and currently the Interim Executive Director. Mr. Sbardella possesses an Associate's degree in Business Administration, a Bachelor's degree in Business Management and a Master's degree in Business Management, as well as a number of certifications, including his Public Housing Manager's (PHM) Certification, Massachusetts Public Housing Administrator's (MPHA) Certification, Massachusetts Certified Public Purchasing Officer's (MCPPO) Certification and OSHA (10) in Construction Safety and Health Certification. Mr. Sbardella has a very good working relationship with the Board of Commissioners, the Fall River Joint Tenants Council, Inc., and the employees. Mr. Sbardella works closely with the Department Heads, meeting with them on a monthly basis and communicating with them on a daily basis. Mr. Sbardella is a strong advocate for social service programs for our residents and meets with the Resident Advisory Board (RAB) members during the preparation of the annual HUD Agency Plans and DHCD Annual Plans. Mr. Sbardella also works closely with the Union during negotiations. Mr. Sbardella stated that he feels confident that he is the best candidate to move the Fall River Housing Authority forward in a positive direction, and thanked the Board of Commissioners for giving him the opportunity for his interview.

Chairwoman Sahady advised that the interview for the other finalist, Mr. Marc Starling, would be conducted at a Special meeting of the Board, scheduled for Wednesday, June 22, 2022 at 4:00 p.m.

The Regular Board meeting resumed following Mr. Sbardella's interview.

### **CITIZEN INPUT**

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

### **RESIDENT INPUT**

Chairwoman Sahady asked if anyone in the listening audience wished to speak during the Resident Input time. Edward Gagnon, FRJTC Executive Director, announced that the three (3) Farmers Markets are set to start this month, with St. Anne's Hospital starting on June 21<sup>st</sup>, HealthFirst starting on June 22<sup>nd</sup> and Cardinal Medeiros Towers starting on June 24<sup>th</sup>. Flyers will be posted at each public housing development advising of the days/times/locations of each farmers market.

### **MINUTES OF PREVIOUS MEETING**

As copies of the minutes of the Regular Meeting held on May 9, 2022 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 Underhill seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

**BILLS AND COMMUNICATIONS**

**Vouchers:** The Secretary presented the May, 2022 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	129953-130976	\$1,685,235.35
	206490-206521	\$16,121.87
	102680-102714	\$33,705.00
FEDERAL FUND	115404-115462	\$647,855.48
REVOLVING FUND	73423-73576	\$1,994,419.15
STATE FUND	8658-8660	\$54,748.16
200-C MOD	1825-1826	\$787.36
	<b>TOTAL</b>	<b>\$4,432,872.37</b>

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

FEDERAL FUND	\$26,680.58
REVOLVING FUND	\$179,908.71
STATE FUND	\$2,682.94
200-C MOD	-----
ENERGY TRUST FUND	-----
	<b>TOTAL</b>
	<b>\$209,272.23</b>

A motion was made by Commissioner Medeiros, seconded by Commissioner Underhill, and carried by unanimous vote to pay the vouchers for the month of May, 2022.

**Communications:** None

**REPORT OF THE SECRETARY**

As part of the Management Reports, the federal application information, as of May 31, 2022, is as follows:

Family.....	2300
Elderly.....	649
Mixed Population.....	1013

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

Mr. Sbardella advised that the Quarterly Operating Statements for the quarter ending March 31, 2022, were provided to the Commissioners prior to this meeting, and it was requested that the Board approve the statements.

Regular Meeting of 6/13/22

A motion was made by Commissioner Medeiros, seconded by Commissioner Underhill, and carried by unanimous vote to approve the Quarterly Operating Statements for the quarter ending March 31, 2022, as presented.

The next item was the Operating Budget Books for FYE 3/31/23, as prepared by Amber Burns, Director of Finance. It was requested that the Board approve same.

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

**RESOLUTION NO. 64**

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

That the Operating Budget Books for FYE 3/31/23 are  
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 Commissioner Underhill Commissioner Medeiros Chairwoman Sahady	None	Commissioner Burns

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

**UPDATE FROM INTERIM EXECUTIVE DIRECTOR**

Mr. Sbardella acknowledged Ed Gagnon, Executive Director of the FRJTC, for receiving the “Jack Cooper Appreciation Award” at the recent Mass. Union of Public Housing Tenants (MUPHT) Conference for his continuing dedication to public housing residents.

Mr. Sbardella congratulated Paula Eaton on her recent retirement after working at the FRHA for over 29 years, and on behalf of the Board of Commissioners and staff, presented Ms. Eaton with a gift and gift card.

Mr. Sbardella advised that he, Attorney Sousa and Timothy McCoy recently met with Congressman Jake Auchincloss and Mayor Coogan at the FRHA Main Office to discuss some of the needs of the Authority and concerns regarding HUD procurement, as well as issues at our Mixed Population sites. It was a very positive meeting. Attorney Sousa was instrumental in coordinating the meeting.

The recently drafted Employee Vaccine Policy has been re-drafted into a Mask Mandate Side Letter Agreement by the Union, and was distributed to the Commissioners for their review and comment for discussion at the July Board meeting.

A thorough Union negotiations update will be provided to the Board later in the meeting in Executive Session.

Mr. Sbardella’s report was for information only and no vote was required.

**NEW BUSINESS**

**MODERNIZATION**

The Board was briefed on the following Modernization items.

The first item was Amendment #12 to the Contract for Financial Assistance (CFA) 5001. This Amendment, in the amount of \$376,643.00, is for the Formula Funding Award for FY 2025. These funds are additional funds provided by DHCD, and will be used for security cameras at Maple Gardens. Approval was recommended.

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

**RESOLUTION NO. 65**

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

That Amendment #12 to the Contract for Financial Assistance (CFA) 5001, in the amount of \$376,643.00 for the Formula Funding Award for FY 2025, which will be used for security cameras at Maple Gardens, 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 Bentley Chairwoman Sahady	None	Commissioner Burns

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

The next item was the Certificate of Completion-Consolidated for the Exterior Building Envelope/Balcony Repairs & Roof Replacement at James A. O’Brien, Sr. Apartments, MA. 6-5.

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

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

**RESOLUTION NO. 66**

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

That 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 be approved; and designating and authorizing the Chairwoman to execute said Certificate of Completion-Consolidated.

Regular Meeting of 6/13/22

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 Medeiros Chairwoman Sahady	None	Commissioner Burns

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

The next item was the Contract Award for the Exterior Building Envelope Repairs and Roof Replacement at George H. Cottell Heights, Mass. 6-10.

Three (3) bids were received and opened on May 12, 2022, as follows:

<b>COMPANY NAME</b>	<b>BASE BID</b>
East Coast Masonry & Restoration, Inc. 515 Greenville Avenue Johnston, RI	\$899,000.00
Folan Waterproofing & Construction, Inc. 795 Washington Street S. Easton, MA	\$1,155,000.00
The Waterproofing Company 25 Chesterton Street Boston, MA	\$1,398,000.00

The Project Scope of Work includes:

1. Removal of existing low-sloped membrane roof system to concrete roof deck and provide new cold-applied modified-bituminous roof system. Replacement of all metal and membrane roof flashings.
2. Replacement of rooftop exhaust fans.
3. Repair/Waterproofing of the exterior masonry walls of the rooftop elevator penthouse.
4. Concrete balcony repairs and coatings.
5. Miscellaneous concrete repairs at exterior building envelope.

Following a review of the bids, it was recommended that the contract be awarded to low bidder, East Coast Masonry & Restoration, Inc., in the amount of \$899,000.00.

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

**RESOLUTION NO. 67**

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

That permission to award a contract for Exterior Building Envelope Repairs and Roof Replacement at George H. Cottell Heights, Mass. 6-10, to East Coast Masonry & Restoration, Inc., in the amount of \$899,000.00, 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 Underhill Chairwoman Sahady	None	Commissioner Burns

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

The next item was the Contract Award for the Electric Panel Replacement project at Edward F. Doolan Apartments, FR-662.

One (1) bid was received and opened on May 26, 2022, as follows:

<b>COMPANY NAME</b>	<b>BASE BID</b>
Brite-Lite Electrical Co., Inc.	\$452,888.00

The Project Scope of Work includes:

1. Replacement of select load centers, panel boards and switchgear at the site.

Following a review of the bids, it was recommended that the contract be awarded to the lone bidder, Brite-Lite Electrical Co., Inc., in the amount of \$452,888.00.

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

**RESOLUTION NO. 68**

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

That permission to award a contract for the Electric Panel Replacement project at Edward F. Doolan Apartments, FR-662, to the lone bidder, Brite-Lite Electrical Co., Inc., in the amount of \$452,888.00

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 Commissioner Underhill Commissioner Medeiros Chairwoman Sahady	None	Commissioner Burns

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

The next item was the Certificate of Substantial Completion for the New Video Security/Site Improvements at Chor-Bishop Joseph Eid Apartments, 667-3.

The General Contractor, Systems Contracting, Inc., substantially completed work on May 11, 2022, and approval was recommended.

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

**RESOLUTION NO. 69**

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

That the Certificate of Substantial Completion for the New  
Video Security/Site Improvements at Chor-Bishop Joseph Eid  
Apartments, 667-3, is approved.

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

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

The last item is Change Order No. 1 for the Underground Electric Project (Phase 3) at Maple Gardens, Fall River 200-2.

Change Order No. 1 is a CREDIT, in the amount of \$1,463.38, for not installing the new LED lighting in the basements of buildings 19—23. Different lighting was installed under another project. Approval was recommended.

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

**RESOLUTION NO. 70**

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

That Change Order No. 1 for the Underground Electric Project (Phase 3) at Maple Gardens, Fall River 200-2, decreasing the contract amount by \$1,463.38, due to not installing the new LED lighting in the basements of buildings 19—23, with different lighting installed under another project, 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 Bentley Chairwoman Sahady	None	Commissioner Burns

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

**MISCELLANEOUS**

Timothy McCoy, Procurement Officer, advised that the Authority is requesting Permission to Advertise for a six (6) month contract for HVAC On-Call Services, in an amount not to exceed \$25,000.00, and requested that the Board approve said request.

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

**RESOLUTION NO. 71**

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

That Permission to Advertise for a six (6) month contract for HVAC On-Call Services, in an amount not to exceed \$25,000.00, is approved.

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

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

Mr. McCoy advised that two (2) proposals were received in response to our recent solicitation for Security Camera Maintenance and Support Services, as follows:

COMPANY NAME	PROPOSAL RATING	MONTHLY PRICE
ENE Systems	Highly Advantageous	\$19,986.00
KM Security Solutions	Highly Advantageous	\$3,000.00

The Evaluation Committee, comprised of two (2) FRHA staff members and one (1) consultant, evaluated the two (2) proposals using the comparative range in the RFP to assess the quality of the proposals received from each company. Both companies submitted responsive proposals.

Both companies were qualified, evidenced technical experience and were deemed capable to serve the needs of the Authority. The Evaluation Committee ranked both companies as Highly Advantageous. The Committee, however, determined that KM Security Solutions submitted the most cost-effective proposal, offering fees that are approximately 85% cheaper. Therefore, after weighing the price and non-price criteria, it was recommended that a two (2) year contract (with an option for an additional one (1) year renewal, at the sole discretion of the Authority) be awarded to KM Security Solutions, at a cost of \$3,000.00 per month.

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

**RESOLUTION NO. 72**

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

That permission to award a two (2) year contract (with an option for an additional one (1) year renewal, at the sole discretion of the Authority) to KM Security Solutions, at a cost of \$3,000.00 per month, 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 Bentley Chairwoman Sahady	None	Commissioner Burns

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

Mr. McCoy advised that only one (1) company responded to a recent solicitation for the removal of an existing garage door and the installation of a new mechanized garage door at 201 Eddy Street, as follows:

COMPANY NAME	CONTRACT AMOUNT
Next Generation Doors & Construction Co.	\$18,260.00

Next Generation provided positive references, and background checks were done by Mr. McCoy to ensure that the contractor was not currently suspended or debarred from public works within the Commonwealth of Massachusetts.

Based on the low responsive and eligible bid and positive references, etc., it was recommended that the contract be awarded to Next Generation Doors & Construction Co., in the amount of \$18,260.00.

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

**RESOLUTION NO. 73**

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

That permission to award a contract to Next Generation Doors & Construction Co., in the amount of \$18,260.00, for the removal of an existing garage door and the installation of a new mechanized garage door at 201 Eddy Street, 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 Underhill Chairwoman Sahady	None	Commissioner Burns

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

**PERSONNEL**

The first item was the appointment of one (1) “Temporary” Maintenance Custodian/Floater. Following a recent interview, it was recommended that the Board ratify the appointment of Sean Lobo.

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

**RESOLUTION NO. 74**

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

That permission to appoint Sean Lobo to the position of “Temporary” Maintenance Custodian/Floater, start date to be determined, is approved.

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

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

Mr. Sbardella advised the Board that following an in-house posting and posting on our website for the Management Department Housing Assistant position, interviews were conducted with qualified applicants. Following the interviews, the Screening Committee unanimously recommended the appointment of Jennifer Pavao, and it was requested that the Board ratify this appointment.

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

**RESOLUTION NO. 75**

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

That permission to appoint Jennifer Pavao to the  
position of Management Department Housing Assistant,  
effective on a start date to be determined, is approved.

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

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

Mr. Sbardella advised the Board that following an in-house posting and posting on our website for the Leased Housing Support Assistant position, interviews were conducted with qualified applicants. Following the interviews, the Screening Committee unanimously recommended the appointment of Jasmin Baez, and it was requested that the Board ratify this appointment.

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

**RESOLUTION NO. 76**

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

That permission to appoint Jasmin Baez to the  
position of Leased Housing Support Assistant,  
effective on a start date to be determined, is approved.

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

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

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

Mr. Sbardella advised that Joseph DaSilva, Program & Services Coordinator, requested  
assistance during the busy upcoming summer season, and a Youth Services Program Assistant  
(Seasonal/Temporary) position was created and posted on our website. Following the receipt of  
applications/resumes, interviews were conducted with qualified applicants. Following the  
interviews, the Screening Committee unanimously recommended the appointment of Kelsey  
Costa, and it was requested that the Board approve this appointment.

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

**RESOLUTION NO. 77**

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

That permission to appoint Kelsey Costa to the  
position of Youth Services Program Assistant (Seasonal/  
Temporary), effective on a start date to be determined, is  
approved.

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

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

Two employees submitted their retirement papers recently, and it was requested that the Board accept the retirements of Richard Cote, effective on June 2, 2022 and Michael Freitas, effective on August 1, 2022.

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

**RESOLUTION NO. 78**

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

That the retirements of Richard Cote, effective on June 2, 2022  
and Michael Freitas, effective on August 1, 2022, are accepted.

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 Commissioner Underhill Commissioner Medeiros Chairwoman Sahady	None	Commissioner Burns

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

At this time, Chairwoman Sahady recommended that the Board go into Executive Session, pursuant to M.G.L. Chapter 30A, Section 21 (a) 3 to discuss the ongoing Union Negotiations, with Mr. Sbardella updating the Board on said negotiations.

At 6:00 p.m. a motion was made by Commissioner Medeiros, seconded by Commissioner Bentley, and carried by unanimous roll call vote to go into Executive Session. The Board did not resume in Open Session following the Executive Session.

At 7:00 p.m. a motion was made by Commissioner Medeiros, seconded by Commissioner Bentley, and carried by unanimous roll call vote to adjourn the meeting.



Kevin Sbardella, Secretary