

**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**

**TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR**

September 7, 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, SEPTEMBER 12, 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 Postponed Regular Meeting held on August 15, 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 (May)

Recommended Action: approval

b. State Quarterly Operating Statements (for Period Ending 6/30/2022)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. **Modernization**

- a) Contract Award for Apartment Conversions (Phase 3) at Cardinal Medeiros Towers (13th Floor)

Recommended Action: award contract to low bidder, DDC Construction, Inc., in the amount of \$400,750.00

2. **Miscellaneous**

- a) Supplemental Police Services Contract

Recommended Action: continuation of contract for one (1) year period, beginning October 1, 2022 to September 30, 2023, for five (5) officers, in an amount not to exceed \$410,000.00

- b) Animal Control Officer Contract

Recommended Action: continuation of contract for one (1) year period, beginning October 1, 2022 to September 30, 2023, in an amount not to exceed \$17,500.00

- c) Security Camera Surveillance System Installation (at Bennie Costa Plaza, Fordney Apartments, North Rocliffe Apartments and Riley Plaza) (funded through Safety & Security Grant Award)

Recommended Action: ratify contract awards to KM Security Solutions for Bennie Costa Plaza (\$60,618.84); Fordney Apartments (\$52,419.16); North Rocliffe Apartments (\$45,779.22) and Riley Plaza (\$33,649.49)

- d) HUD Flat Rent Schedule (Effective October 1, 2022/January 1, 2023)

Recommended Action: approval

4.

- e) Open Enrollment for Blue Cross/Blue Shield Dental Blue (effective October 1, 2022)

Recommended Action: approval

3. **Personnel**

- a) Resignation of Employee

Recommended Action: accept resignation of Jasmine Baez (Leased Housing Support Assistant), effective on August 26, 2022

- b) Proposed Agreement between the FRHA and AFSCME, Council 93, Local 1990 (**Unit A**) (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)

(Voting will take place on Friday, September 9, 2022)

Recommended Action: results will be announced at Board meeting

- c) Proposed Agreement between the FRHA and AFSCME, Council 93, Local 1990 (**Unit C**) (three (3) year contract (4/1/22 to 3/31/25), including a **2½ %** wage increase each year (Year 1—retroactive to April 1, 2022; Year 2—beginning April 1, 2023 and Year 3—beginning April 1, 2024)

(Voting will take place on Friday, September 9, 2022)

Recommended Action: results will be announced at Board meeting

5.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kevin Sbardella". The signature is written in black ink and is positioned above a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg