

MINUTES OF THE POSTPONED REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, AUGUST 15, 2022

The members of the Fall River Housing Authority met in Postponed Regular Session on Monday, August 15, 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
Jason Burns
Jo Ann Bentley
John Medeiros

ABSENT

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 Postponed Regular Meeting of the members of the Fall River Housing Authority will be held at 5:00 p.m., on Monday, August 15, 2022, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY


Secretary

Dated: August 10, 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 August 10, 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 15th day of August, 2022.


Secretary

Postponed Regular Meeting of 8/15/22

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, advised that elections for Tenant Association Officers are planned for Holmes Apartments and Oliveira Apartments. Mr. Gagnon reminded everyone that the dedication for William King, Sr. is scheduled for Friday, September 16th at 12:00 noon at the Cardinal Medeiros Towers Community Hall. A buffet lunch will be provided following the dedication, and Mr. Gagnon is hopeful that many people will attend. Mr. Gagnon advised that the Farmers Markets are very popular and well attended every week. Lastly, Mr. Gagnon advised that two (2) new Maintenance Assistants have been hired (1 at Mitchell Heights and 1 at Cottell Heights).

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on July 11, 2022 were mailed to the Commissioners, it was in order to act upon same.

Commissioner Burns made a motion to accept the minutes as presented and Commissioner Bentley seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

Vouchers: The Secretary presented the July, 2022 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	132022-133073	\$1,740,939.13
	206563-206597	\$10,759.78
	102750-102781	\$32,009.00
FEDERAL FUND	115526-115575	\$166,525.51
REVOLVING FUND	73778-73909	\$2,805,624.70
STATE FUND	8678-8686	\$30,328.48
200-C MOD	1829-1832	\$12,734.10
	TOTAL	\$4,798,918.70

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

FEDERAL FUND	\$5,815.07
REVOLVING FUND	\$130,074.26
STATE FUND	\$7,937.24
200-C MOD	-----
ENERGY TRUST FUND	-----
TOTAL	\$143,826.57

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

Communications: None

REPORT OF THE SECRETARY

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

Family.....	2363
Elderly.....	675
Mixed Population.....	1037

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

The next item was the Monthly Financial Operating Statements for April, 2022. After a brief discussion, a motion was made by Commissioner Medeiros, seconded by Commissioner Underhill, and carried by unanimous vote to approve the Monthly Financial Operating Statements, as presented.

The next item was the State Quarterly Modernization Report for the period ending June 30, 2022.

A motion was made by Commissioner Underhill, seconded by Commissioner Burns, and carried by unanimous vote to approve the State Quarterly Modernization Report, as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Mr. Sbardella advised that the FRHA has collaborated with Fall River Re-Creation for a Photo/Film Workshop, which began on August 4th. The program will run for 8 weeks for youth/teens at our sites and in the neighborhood.

A 100 year old resident from Doolan Apartments was honored with a Citation from the City for her 100th Birthday. Mr. Sbardella, Deb Morrisette and Betsy Guzman (Manager) presented the resident with the Citation at her apartment.

Mr. Sbardella advised that once again our Employee Appreciation Cookout was a success due to Joey DaSilva and his crew working so hard to make it a festive time for all employees in attendance. The cookout was held at Oak Village this year, where there is ample parking and lawn space. Music was provided by an excellent group of musicians; there were lawn games to play and raffle prizes to win; and as always the food was abundant and delicious!! A great time was had by all!!

In order to assist our residents at Doolan Apartments, security services will be provided to deter some of the negative activities/complaints of recent months. Now security services will be available at three (3) of our Mixed Population sites—Cardinal Medeiros Towers, Barresi Heights and Doolan Apartments. In addition, copy machines will be set up at Cardinal Medeiros Towers and Barresi for the Security personnel to have the ability to make copies of visitors’ I.D.’s when they sign in upon entering the buildings to visit residents.

Regarding the hiring of a new Deputy Executive Director, the Authority emulated the same process that was used for hiring the Executive Director—with a Screening Committee consisting of Mr. Sbardella, General Counsel Attorney Michael Sousa, a Tenant representative and a Union (employee) representative. The four internal candidates were all interviewed, and after much discussion, one of the four was ultimately recommended for appointment by the Board of Commissioners—which will take place later in the meeting.

The Department of Housing & Community Development (DHCD) recently conducted a Pilot Performance Management Review on the Work Order system, Tenant Selection processes and Financial reporting. There was only one (1) finding under Financial which was due to a 4th quarter report that was submitted one (1) day late. Mr. Sbardella acknowledged Marie Souza and Amy Morin for their outstanding job with the CHAMP (Common Housing Application for Massachusetts Program) system—they are the Gold Standard!!!

Lastly, recent retirees—Michael Freitas (27 years) and Rick Cote (14+ years)—were acknowledged for their many years of service to the Fall River Housing Authority. Each received a small gift of appreciation by the Board of Commissioners.

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 the Certificate of Substantial Completion for the Keltron Wireless Fire Alarm Communicators at seven (7) Federally-aided developments: Father Diaferio Village, Mass. 6-3; James A. O'Brien, Sr. Apartments, Mass. 6-5; Raymond D. Holmes Apartments, Mass. 6-6; Frank B. Oliveira Apartments, Mass. 6-7; Nicholas W. Mitchell Heights, Mass. 6-11; Edward F. Doolan Apartments, FR 662 and Bates/Tower Apartments FR 664.

The General Contractor, Norel Service Co., Inc., substantially completed work on July 26, 2022, and approval was recommended.

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

RESOLUTION NO. 93

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

That the Certificate of Substantial Completion for the Keltron
Wireless Fire Alarm Communicators at Seven (7) Federally-aided
Developments (listed above), is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Burns, and the "Ayes" and "Nays" were as follows:

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

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

The next item was the Certificate of Completion-Consolidated for the Keltron Wireless Fire Alarm Communicators at seven (7) Federally-aided developments: Father Diaferio Village, Mass. 6-3; James A. O’Brien, Sr. Apartments, Mass. 6-5; Raymond D. Holmes Apartments, Mass. 6-6; Frank B. Oliveira Apartments, Mass. 6-7; Nicholas W. Mitchell Heights, Mass. 6-11; Edward F. Doolan Apartments, FR 662 and Bates/Tower Apartments FR 664.

The General Contractor, Norel Service Co., Inc., completed all work items, and approval was recommended.

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

RESOLUTION NO. 94

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 Norel Service Co., Inc., be approved; and designating and authorizing the Chairwoman to execute said Certificate of Completion-Consolidated.

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 Burns Commissioner Underhill Chairwoman Sahady	None	

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

The next item was the Certificate of Substantial Completion for the Tree Removal & Building Repairs at Chor-Bishop Joseph Eid Apartments, FR 667-3 (DHCD #095184).

The General Contractor, Paul Nunes & Son, Inc., substantially completed work on July 28, 2022, and approval was recommended.

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

RESOLUTION NO. 95

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

That the Certificate of Substantial Completion for the
Tree Removal & Building Repairs at Chor-Bishop Joseph Eid
Apartments, FR 667-3 (DHCD #095184), is approved.

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

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

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

The next item was the Certificate of Substantial Completion for the Roof Replacement, (Phase 4) at Sunset Hill, Mass. 6-1.

The General Contractor, Leading Way Construction, substantially completed work on August 5, 2022, and approval was recommended.

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

RESOLUTION NO. 96

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

That the Certificate of Substantial Completion for the Roof
Replacement, (Phase 4) at Sunset Hill, Mass. 6-1, is approved.

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

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

The next item was Change Order No. 1 for the Fire Alarm Panel Replacement at Raymond D. Holmes Apartments, Mass. 6-6.

Change Order No. 1 is an INCREASE of \$940.00 to the contract for the cost required for Delta Beckwith labor charges and the State elevator inspection for the Fire Alarm Panel Replacement.

Approval was recommended.

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

RESOLUTION NO. 97

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

That Change Order No. 1 for the Fire Alarm Panel Replacement at Raymond D. Holmes Apartments, Mass. 6-6, increasing the contract amount by \$940.00 for the cost required for Delta Beckwith labor charges and the State elevator inspection 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 Burns Commissioner Bentley Chairwoman Sahady	None	

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

The next item was the Certificate of Substantial Completion for the Fire Alarm Panel Replacement at Raymond D. Holmes Apartments, Mass. 6-6.

The General Contractor, Sparks Co., Inc., substantially completed work on July 26, 2022, and approval was recommended.

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

RESOLUTION NO. 98

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

That the Certificate of Substantial Completion for the Fire Alarm Panel Replacement at Raymond D. Holmes Apartments, Mass. 6-6, is approved.

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

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

The next item was Change Order No. 3 for the Elevator Modernization at Raymond D. Holmes Apartments, Mass. 6-6.

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

Approval was recommended.

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

RESOLUTION NO. 97

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

That Change Order No. 3, increasing the contract amount by 11,206.00, for the remobilization and extension of the warranty/service for the down time due to the Fire Alarm Panel Replacement; including an additional 185 days to the duration of the contract, is approved.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Burns, and the “Ayes” and “Nays” were as follows:

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

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

MISCELLANEOUS

Mr. Sbardella advised that a few changes have been made to the Family Self-Sufficiency (FSS) Action Plan, and said changes must be approved by the Board of Commissioners,

Colleen Hart, FSS Coordinator, stated that the changes made to the Action Plan are due in part to the Economic Growth Act, as follows: changes in the methodology for determining the size of the FSS Program; expanding the definition of eligible families; updating the FSS Contract of Participation (CoP); determination of the FSS Head-of-Household; changing the way the escrow is being calculated and how forfeited escrow will be handled.

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

RESOLUTION NO. 98

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

That the proposed changes to the Family Self-Sufficiency
(FSS) Program Action Plan, as listed above, are 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 Burns Commissioner Bentley Chairwoman Sahady	None	

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

The next item was the AT&T Cell Tower Lease Extension (five (5) years) at Nicholas W. Mitchell Heights, Mass. 6-11.

Attorney Michael Sousa, General Counsel, advised that the original contract term was August 29, 2012 to August 29, 2022. This five (5) year lease extension term will be from August 29, 2022 to August 30, 2027, and is the first of two five (5) year options to renew.

Attorney Sousa stated that even if the Board of Commissioners grants preliminary authorization to extend the lease, it is still subject to final approval by HUD.

Commissioner Burns stated that he has concerns about antennas on buildings in general, and is particularly concerned with residents who reside on the top floors of our developments that have antennas on them. Attorney Sousa stated that the Authority needs to inventory all of the equipment on our roofs and remove any that are no longer in use. Once that is accomplished, we should be well below the FCC guidelines for safe use of antennas.

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

RESOLUTION NO. 99

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

That preliminary authorization to extend the AT&T Cell Tower
Lease at Nicholas W. Mitchell Heights, Mass. 6-11 for five (5)
years—from August 29, 2022 to August 30, 2027—which is the first
of two five (5) year options to renew, is granted, contingent upon
final approval from HUD.

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

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

The next item was Security Guard Services at Edward F. Doolan Apartments, FR 667-2.
Mr. Sbardella advised that since the Authority has been mandated to allow younger disabled
residents at this formerly elderly-only development, there have been some serious situations with
a number of those younger disabled residents.

Timothy McCoy, Procurement Officer, advised that two (2) companies responded to a
recent solicitation for quotes for Security Guard Services at this site, as follows:

COMPANY NAME	PRICE PER HOUR
USENTRA Security Warwick, RI	\$36.72 per hour
Knight-Life Security Providence, RI	\$65.00 per hour

USENTRA Security is the current contracted vendor providing security guard services at
Francis J. Barresi Heights and Cardinal Medeiros Towers. USENTRA is not identified on the
debarment list of the Attorney General, MASS DOT, SAMS or DCAM.

Based on prior contractual agreements, due diligence and vendor conferences, it was
recommended that a fifteen (15) week contract be awarded to USENTRA, in an amount not to
exceed \$15,000.00.

Commissioner Underhill asked how the security is going to work at Doolan Apartments
since it is not a typical high rise like Cardinal Medeiros Towers and Barresi Heights. Mr.
Sbardella stated that we can set up a table and chair in the Community Hall for the Security
Guard to be stationed. He/she will be provided with a list of the residents and their apartment
numbers, as well as a list of the buildings and/or apartments that have been troublesome, and

he/she will be expected to walk and drive around the development during the shift, paying special attention to those buildings/units, making sure that there are no situations requiring intervention by the Security Guard and/or FRPD.

Commissioner Underhill stated that residents are concerned about safety and security at all developments, not just Cardinal Medeiros Towers, Barresi Heights and now Doolan Apartments. Commissioner Underhill suggested that the Contract between the Fall River Housing Authority and the Fall River Police Department be reviewed by both parties in an effort to determine if it needs to be updated and/or revised to better serve the needs of the Authority and its residents.

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

RESOLUTION NO. 100

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

That permission to award a fifteen (15) week contract for Security Guard Services at Edward F. Doolan Apartments to USENTRA Security, in an amount not to exceed \$15,000.00, is approved.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Burns, and the “Ayes” and “Nays” were as follows:

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

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

PERSONNEL

The first item was the resignation of Christine Jordan, Clerk Interviewer, effective on July 29, 2022. It was requested that the Board accept Ms. Jordan’s resignation.

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

RESOLUTION NO. 101

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

That the resignation of Christine Jordan, Clerk Interviewer, effective on July 29, 2022, is accepted.

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	None	
Commissioner Bentley		
Commissioner Burns		
Commissioner Medeiros		
Chairwoman Sahady		

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

Mr. Sbardella advised that in view of Ms. Jordan’s resignation, the Authority plans to backfill this position. It was requested that the Board ratify the in-house posting and outside advertising (website) for a Clerk Interviewer for the Management Department.

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

RESOLUTION NO. 102

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

That the in-house posting and outside advertising (website)
for a Clerk Interviewer position for the Management Department,
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	None	
Commissioner Medeiros		
Commissioner Burns		
Commissioner Underhill		
Chairwoman Sahady		

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

The next item was the appointment of the new Deputy Executive Director. Mr. Sbardella advised that due to his recent appointment as Executive Director, the Deputy Executive Director position became vacant. The position was posted in-house and on the FRHA website. Four (4) employees submitted letters of interest/resumes, and all were qualified (to varying degrees). The four candidates were interviewed by a Screening Committee, comprised of Mr. Sbardella, Attorney Michael Sousa, Kerry Farias (Union employee representative) and Edward Gagnon, Executive Director, FRJTC (tenant representative).

Following the interviews, the Screening Committee unanimously recommended Timothy McCoy for appointment as Deputy Executive Director.

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

RESOLUTION NO. 103

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

That the appointment of Timothy McCoy to the position of Deputy Executive Director, effective on August 16, 2022, comprised of a thirty-seven and one-half (37 ½) hour work week, Monday through Friday, with a thirty (30) minute lunch period, at a weekly rate of \$2,687.81, with a six (6) month probationary period, is approved.

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

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

The next item was the proposed Agreement between the Fall River Housing Authority and the American Federation of State, County & Municipal Employees (AFSCME), Council 93, Local 1990 (UNIT B) for a three (3) year contract, beginning on April 1, 2022 through March 31, 2025, including a 3% wage increase each year (Year 1—retroactive to April 1, 2022); (Year 2—beginning on April 1, 2023) and (Year 3—beginning on April 1, 2024).

After a brief discussion, the following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 104

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

That the Agreement between the Fall River Housing Authority and the American Federation of State, County & Municipal Employees (AFSCME), Council 93, Local 1990 (UNIT B) for a three (3) year contract, beginning on April 1, 2022 through March 31, 2025, 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), is approved.

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

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

The next item was the proposed Wage Increase for Non-Union Employees for the three (3) year Contract period, beginning April 1, 2022. Year 1 (3%)—retroactive to April 1, 2022); (Year 2 (3%)—beginning on April 1, 2023) and (Year 3 (3%)—beginning on April 1, 2024).

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

RESOLUTION NO. 105

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

That the Wage Increase for Non-Union Employees for the three (3) year Contract period, beginning April 1, 2022—Year 1 (3%)—retroactive to April 1, 2022); (Year 2 (3%)—beginning on April 1, 2023) and (Year 3 (3%)—beginning on April 1, 2024), is approved.

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

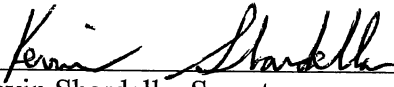
The Chairwoman thereupon declared said motion carried and said resolution adopted.

At this time, Chairwoman Sahady recommended that the Board go into Executive Session, pursuant to M.G.L. Chapter 30A, Section 21 (a) 2 and 3 to discuss the Union Negotiations and the Removal of Salary Cap for a Non-Union Employee.

At 6:00 p.m. a motion was made by Commissioner Burns 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.

Resolutions #106 and #107 were voted on in Executive Session.

At 6:40 p.m. a motion was made by Commissioner Burns, seconded by Commissioner Bentley, and carried by unanimous roll call vote to adjourn the meeting.



Kevin Sbardella, Secretary