

**MINUTES OF THE REGULAR MEETING**  
**OF THE FALL RIVER HOUSING AUTHORITY**  
**HELD ON MONDAY, NOVEMBER 14, 2022**

The members of the Fall River Housing Authority met in Regular Session on Monday, November 14, 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  
 Jason Burns  
 Jo Ann Bentley  
 John Medeiros

**ABSENT**

David Underhill

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, November 14, 2022, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

  
 \_\_\_\_\_  
 Secretary

Dated: November 9, 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 November 9, 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 14<sup>th</sup> day of November, 2022.

  
 \_\_\_\_\_  
 Secretary

Regular Meeting of 11/14/22

**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. Hearing none, Chairwoman Sahady moved onto the remainder of the Agenda items.

**MINUTES OF PREVIOUS MEETING**

As copies of the minutes of the Postponed Regular Meeting held on October 12, 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 October, 2022 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	135194-136216	\$1,714,036.15
	206685-206739	\$37,492.00
	102844-102874	\$32,131.00
FEDERAL FUND	115702-115760	\$320,017.82
REVOLVING FUND	74204-74347	\$596,745.59
STATE FUND	8709-8716	\$48,292.65
200-C MOD	1838-1839	_____
	<b>TOTAL</b>	<b>\$2,748,715.21</b>

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

FEDERAL FUND	\$53,829.88
REVOLVING FUND	\$636,046.97
STATE FUND	\$1,743.24
200-C MOD	_____
ENERGY TRUST FUND	_____
	<b>TOTAL</b>
	<b>\$691,620.99</b>

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

**Communications:** None

**REPORT OF THE SECRETARY**

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

Family.....	2500
Elderly.....	675
Mixed Population.....	1088

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 August, 2022. A motion was made by Commissioner Burns, seconded by Commissioner Medeiros, and carried by unanimous vote to approve the Monthly Financial Operating Statements, as presented.

The next item was the State Quarterly Modernization Reports for the period ending September 30, 2022. After a brief discussion, a motion was made by Commissioner Bentley, seconded by Commissioner Burns, and carried by unanimous vote to approve the State Quarterly Modernization Reports, as presented.

The next item was the State Quarterly Operating Statements for the period ending September 30, 2022. After a brief discussion, a motion was made by Commissioner Burns, seconded by Commissioner Medeiros, and carried by unanimous vote to approve the State Quarterly Operating Statements, as presented.

**UPDATE FROM EXECUTIVE DIRECTOR**

Mr. Sbardella advised that he, Tim McCoy, Attorney Sousa, Marie Souza and Amy Morin recently attended a roundtable meeting at the Narrows Center, sponsored by Representative Carole Fiola, to discuss the affordable housing crisis in our area. There were numerous social service agencies in attendance, along with our elected officials and Mayor Coogan. Each agency spoke briefly about what services they provide and how we can collaborate together to assist our community’s residents in need.

Mr. Sbardella advised that he and Attorney Sousa attended a housing forum at Bristol Community College/Attleboro, sponsored by Congressman Auchincloss, to also discuss the affordable housing crisis. HUD officials also addressed the audience.

Mr. Sbardella advised that there was a unit fire at Bennie Costa Plaza recently, and the staff did an outstanding job in responding and relocating the family to another unit. Much thanks to Melissa Souza, Theresa Quental, Ed Majewski and the trades/facilities staff.

The FRHA will be adding a 3<sup>rd</sup> shift to the Maintenance Department in order to have reliable and professional service in place to respond and mitigate emergencies and meet with Fire/Police personnel in a timely manner, when needed. Those salaries will be offset with the elimination of weekend trash removal overtime, along with on-call supervisors’ salaries.

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 DHCD Capital Improvement Plan (CIP). It was requested that the Board approve the CIP.

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

**RESOLUTION NO. 130**

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

That the DHCD Capital Improvement Plan (CIP) 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:

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

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

The next item was the DHCD Contract for Financial Assistance (CFA) 4001. This CFA is the ARPA Formula Funding for Security Cameras at Maple Gardens, in the amount of \$376,643.00. Approval was recommended.

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

**RESOLUTION NO. 131**

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

That the DHCD Contract for Financial Assistance (CFA) 4001 (ARPA Formula Funding) for Security Cameras at Maple Gardens, in the amount of \$376,643.00, 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 Commissioner Bentley Commissioner Medeiros Chairwoman Sahady	None	Commissioner Underhill

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

The next item was the DHCD Contract for Financial Assistance (CFA) 4050. This CFA is the ARPA Targeted Award for Electrical Panel Upgrades at Maple Gardens, in the amount of \$2,897,034.00. Approval was recommended.

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

**RESOLUTION NO. 132**

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

That the DHCD Contract for Financial Assistance (CFA) 4050  
(ARPA Targeted Award) for Electrical Panel Upgrades at Maple Gardens,  
in the amount of \$2,897,034.00, is approved.

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 Chairwoman Sahady	None	Commissioner Underhill

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

The next item was the Contract Award for the Elevator Modernization (Nos. 3 & 4) at Cardinal Medeiros Towers, Mass. 6-8. It was recommended that this item be tabled for thirty (30) days or until the December Board meeting. Approval was recommended.

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

**RESOLUTION NO. 133**

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

That permission to table the Contract Award for the Elevator  
Modernization (Nos. 3 & 4) at Cardinal Medeiros Towers,  
Mass. 6-8 for thirty (30) days, or until the December Board meeting,  
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 Commissioner Bentley Commissioner Medeiros Chairwoman Sahady	None	Commissioner Underhill

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

The next item was Change Order No. 1 for the Roof Replacement and Roof Penthouse/Balcony Repairs at George H. Cottell Heights, Mass. 6-10.

Change Order No. 1 was an INCREASE of \$47,563.34 to the Contract for repairs of the single concrete structural columns on four (4) balconies (levels 2, 3, 4 and 5). There was no change in the Contract duration. Approval was recommended.

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

**RESOLUTION NO. 134**

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

That Change Order No. 1 for the Roof Replacement and Roof Penthouse/Balcony Repairs at George H. Cottell Heights, Mass. 6-10, increasing the contract amount by \$47,563.34, for repairs of the single concrete structural columns on four (4) balconies (levels 2, 3, 4 and 5), 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 Burns Chairwoman Sahady	None	Commissioner Underhill

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

The last item was Change Order No. 4 for the Elevator Modernization at Raymond D. Holmes Apartments, Mass. 6-6.

Change Order No. 4 was an INCREASE to the Contract (for time and material) in an amount not to exceed \$1,500.00 to rewire the fire alarm loop in the elevator machine room. Approval was recommended.

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

**RESOLUTION NO. 135**

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

That Change Order No. 4 for the Elevator Modernization at Raymond D. Holmes Apartments, Mass. 6-6, increasing the contract (for time and material) amount not to exceed \$1,500.00 to rewire the fire alarm loop in the elevator machine room, 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 Commissioner Bentley Commissioner Medeiros Chairwoman Sahady	None	Commissioner Underhill

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

**MISCELLANEOUS**

The first item was Permission to Advertise for Snow Removal/Sanding services for the 2022/2023 winter season, to assist FRHA Maintenance staff, as needed. As mentioned, these services would only be utilized in the event that we have more snow than our maintenance staff can handle. Approval was recommended.

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

**RESOLUTION NO. 136**

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

That Permission to Advertise for Snow Removal/Sanding services for the 2022/2023 winter season, to assist FRHA Maintenance staff, as needed, is approved.

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 Chairwoman Sahady	None	Commissioner Underhill

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

As Mr. Sbardella mentioned to the Board, our contract for the purchase of Natural Gas expired on October 31, 2022. In the past, the FRHA has entered into thirty-six (36) month contracts with NRG/Power Options to get the best pricing. Once we lock into a price, it will remain the same for the duration of the contract. It was requested that the Board ratify permission to enter into a thirty-six (36) month contract with NRG/Power Options at a price of \$8.796/dthm (\$3.417/dthm is basis).

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

**RESOLUTION NO. 137**

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

That permission to enter into a thirty-six (36) month contract for the purchase of Natural Gas through NRG/Power Options, beginning on November 1, 2022, at the rate listed above, 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 Commissioner Bentley Commissioner Medeiros Chairwoman Sahady	None	Commissioner Underhill

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

Mr. Sbardella advised the Board that the contract for the purchase of Electricity, through Constellation Energy will expire on November 30, 2022, and after receiving current pricing from Constellation Energy, it was requested that the Board approve permission to enter into a thirty-six (36) month contract, beginning on December 1, 2022, at a price of \$142.31 (latest price), \$100.00 (strike price) and \$180.00 (ceiling price).

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

**RESOLUTION NO. 138**

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

That permission to enter into a thirty-six (36) month contract for the purchase of Electricity, through Constellation Energy, beginning on December 1, 2022, at the rate listed above, is approved.



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 Chairwoman Sahady	None	Commissioner Underhill

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

The next item was the On-Call Trades Services Contracts for Painting, Carpentry, Plumbing, Electrical, Door & Glass Fabrication, HVAC/ Asphalt/Concrete Services and Flooring Installation & Repair. Mr. McCoy reviewed the responses from the eleven (11) contractors and based on the submitted pricing, it was recommended that one (1) year contracts be awarded as follows:

<b>COMPANY NAME</b>	<b>CONTRACT AMOUNT</b>
All Phase Property Maintenance & Repair (Painting)	\$29 p/h (up to \$50,000)
Paul Nunes & Sons (Painting)	\$40 p/h (up to \$50,000)
EJR Properties (Painting)	\$50 p/h (up to \$50,000)
WM Painting (Painting)	\$71.51 p/h (up to \$50,000)
All Phase Property Maintenance & Repair (Carpentry)	\$38.25 p/h (up to \$50,000)
Paul Nunes & Sons (Carpentry)	\$40 p/h (up to \$50,000)
EJR Properties (Carpentry)	\$70 p/h (up to \$50,000)
WM Painting (Carpentry)	\$71.51 p/h (up to \$50,000)
Chaves Construction (Carpentry)	\$85 p/h (up to \$50,000)
Collins Construction (Carpentry)	\$125 p/h (up to \$50,000)
Door & Glass Innovations (Glass Fabrication/Repair)	\$80 p/h (up to \$50,000)
O’Brien Plumbing & Heating (Plumbing)	\$125 p/h (up to \$50,000)
Advanced Heat & Air (HVAC)	\$142 p/h (up to \$50,000)
ICS (Asphalt/Concrete)	\$3.10 p/sq/ft-\$6.85 p/sq/ft (up to \$50,000)
Joe’s Carpet (Flooring)	VCT \$3 p/sq/ft; VCT/Luan \$4.75; Cove Base \$1.50 (up to \$70,000)
All Phase Property Maintenance & Repair (Flooring)	VCT \$2.35 p/sq/ft; VCT/ Luan \$6.45; Cove Base \$1.55 (up to \$70,000)

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

**RESOLUTION NO. 139**

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

That permission to award one (1) year contracts to the eleven (11) contractors listed above for the On-Call Trade Services (listed above) in amounts not to exceed \$50,000.00 (and \$70,000.00 for flooring contractors) is approved.

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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 Chairwoman Sahady	None	Commissioner Underhill

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

For information only, the 2023 Agency Plan Kick-Off Meeting will take place on Wednesday, November 16, 2022 at 1:00 p.m. in the O’Brien Apartments Community Hall.

**PERSONNEL**

The first item was two (2) Maintenance Custodian/Floater Positions. It was requested that the Board ratify the appointments of Sean Lobo and Alex Volpe. Both of these gentlemen were “Temporary” Maintenance Custodians for some time, and once there were two available vacancies, they were appointed to permanent positions.

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

**RESOLUTION NO. 140**

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

That the appointment of Sean Lobo to the position of Maintenance Custodian/Floater, effective on October 25, 2022, consisting of a forty (40) hour work week, Monday through Friday, 7:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at rate of \$19.47 per hour (federal) and \$26.58 per hour (state), contingent upon the successful completion of a twelve (12) month probationary period and favorable evaluation, is approved.

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

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

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

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

**RESOLUTION NO. 141**

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

That the appointment of Alex Volpe to the position of Maintenance Custodian/Floater, effective on October 25, 2022, consisting of a forty (40) hour work week, Monday through Friday, 7:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at rate of \$19.47 per hour (federal) and \$26.58 per hour (state), contingent upon the successful completion of a twelve (12) month probationary period and favorable evaluation, is approved.

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

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

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

The next item was the resignation of Sean Lobo, effective on November 16, 2022. It was requested that the Board accept said resignation.

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

**RESOLUTION NO. 142**

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

That the resignation of Sean Lobo, effective on November 16, 2022, is accepted.

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 Commissioner Bentley Commissioner Medeiros Chairwoman Sahady	None	Commissioner Underhill

The Chairwoman thereupon declared said motion carried and said resolution adopted.  
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The next item was the resignation of Amber Burns, Director of Finance, effective on November 25, 2022. It was requested that the Board accept said resignation.

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

**RESOLUTION NO. 143**

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

That the resignation of Amber Burns, effective on November 25, 2022, is accepted.

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 Chairwoman Sahady	None	Commissioner Underhill

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

The next item was the resignation of Luanne Calvo, effective on November 18, 2022 and the retirement of Luanne Calvo, effective on January 8, 2023. It was requested that the Board accept both of these actions.

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

**RESOLUTION NO. 144**

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

That the resignation of Luanne Calvo, effective on November 18, 2022 and the retirement of Ms. Calvo, effective on January 8, 2023, is accepted.

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 Chairwoman Sahady	None	Commissioner Underhill

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

The next item was a vacant Maintenance Custodian/Floater position to backfill the resignation of Sean Lobo. It was requested that the Board ratify the in-house posting of this position.

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

**RESOLUTION NO. 145**

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

That the in-house posting of a Maintenance Custodian/Floater position 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 Commissioner Bentley Commissioner Medeiros Chairwoman Sahady	None	Commissioner Underhill

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

The next item was two (2) vacant "Temporary" Maintenance Custodian/Floater positions, to backfill the appointments of Sean Lobo and Alex Volpe to permanent Maintenance Custodian/Floater positions. It was requested that the Board ratify posting these positions on our website.

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

**RESOLUTION NO. 146**

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

That the posting on our website of two (2) "Temporary" Maintenance Custodian/Floater positions 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 Commissioner Bentley Commissioner Medeiros Chairwoman Sahady	None	Commissioner Underhill

The Chairwoman thereupon declared said motion carried and said resolution adopted.  
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The next item was the “Temporary” Maintenance Mechanic/2<sup>nd</sup> shift position. It was requested that the Board ratify the appointment of Steve Sampson.

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

**RESOLUTION NO. 147**

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

That the appointment of Steve Sampson to the position of  
“Temporary” Maintenance Mechanic/2<sup>nd</sup> shift, effective on  
November 5, 2022, at the rate of \$29.27 per hour (federal) and  
\$32.22 per hour (state), until further notice, is approved.

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

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

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

The next item was the Tenant Receivables Clerk Position. Dawn Palmer, Computer Systems Supervisor and Timothy Burke, Director of Human Resources, interviewed the lone applicant, Donna Souza, in response to a recent in-house posting. Both Ms. Palmer and Mr. Burke highly recommended Ms. Souza to this position, and it was requested that the Board ratify Ms. Souza’s appointment.

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

**RESOLUTION NO. 148**

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

That the appointment of Donna Souza to the position of Tenant  
Receivables Clerk, effective on November 7, 2022, consisting of a  
thirty-five (35) hour work week, Monday through Friday, 8:30 a.m. to  
4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of  
\$894.92, contingent upon the successful completion of a ninety (90)  
day probationary period and favorable evaluation, is approved.

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

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

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

The next item was the Purchasing Agent position. Timothy McCoy, Deputy Executive Director and Timothy Burke, Director of Human Resources, interviewed the lone applicant, Gina Cates, in response to a recent in-house posting. Both Mr. McCoy and Mr. Burke highly recommended Ms. Cates to this position, and it was requested that the Board ratify Ms. Cates' appointment.

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

**RESOLUTION NO. 149**

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

That the appointment of Gina Cates to the position of Purchasing Agent, effective on November 7, 2022, consisting of a thirty-seven and one-half (37 ½ ) hour work week, Monday through Friday, 8:00 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$1,365.38, contingent upon the successful completion of a ninety (90) day probationary period and favorable evaluation, is approved.

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

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

The next item was the Warehouseman position. Timothy McCoy, Deputy Executive Director and Gina Cates, Procurement Specialist, interviewed the lone applicant, Brendan Dyson, in response to a recent in-house posting. Both Mr. McCoy and Ms. Cates highly recommended Mr. Dyson to this position, and it was requested that the Board ratify Mr. Dyson's appointment.

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

**RESOLUTION NO. 150**

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

That the appointment of Brendan Dyson to the position of Warehouseman, effective on November 7, 2022, consisting of a forty (40) hour work week, Monday through Friday, 7:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a rate of \$27.77 per hour, contingent upon the successful completion of a ninety (90) day probationary period and favorable evaluation, 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:

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

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

The next item was two (2) Clerk Interviewer (Public Housing) positions. The Screening Committee, interviewed Carla Escalazy and Allison Silvia, in response to a recent posting on our website. The Screening Committee highly recommended both Ms. Escalazy and Ms. Silvia to these positions, and it was requested that the Board approve the appointments of both candidates.

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

**RESOLUTION NO. 151**

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

That the appointment of Carla Escalazy to the position of Clerk Interviewer (Public Housing), effective on a date to be determined, consisting of a thirty-five (35) hour work week, Monday through Friday, 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary to be determined, contingent upon the successful completion of a twelve (12) month probationary period and favorable evaluation, 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:

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

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

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

**RESOLUTION NO. 152**

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

That the appointment of Allison Silvia to the position of Clerk Interviewer (Public Housing), effective on a date to be determined, consisting of a thirty-five (35) hour work week, Monday through Friday, 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary to be determined, contingent upon the successful completion of a twelve (12) month probationary period and favorable evaluation, 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 Medeiros Chairwoman Sahady	None	Commissioner Underhill

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

The next item was one (1) Clerk Interviewer (Leased Housing) position. The Screening Committee interviewed Robin Desrosiers in response to a recent posting on our website. The Screening Committee highly recommended Ms. Desrosiers to this position, and it was requested that the Board approve the appointment of this candidate.

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

**RESOLUTION NO. 153**

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

That the appointment of Robin Desrosiers to the position of Clerk Interviewer (Leased Housing), effective on a date to be determined, consisting of a thirty-five (35) hour work week, Monday through Friday, 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary to be determined, contingent upon the successful completion of a twelve (12) month probationary period and favorable evaluation, is approved.

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

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

The next item was the Leased Housing Support Assistant position. Marie Afonso, Assistant Director of Leased Housing, and Timothy Burke, Director of Human Resources, interviewed Despina Dopart, in response to a recent posting on our website and highly recommended Ms. Dopart to this position. It was requested that the Board approve the appointment of this candidate.

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

**RESOLUTION NO. 154**

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

That the appointment of Despina Dopart to the position of Leased Housing Support Assistant, effective on a date to be determined, consisting of a thirty-five (35) hour work week, Monday through Friday, 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary to be determined, contingent upon the successful completion of a twelve (12) month probationary period and favorable evaluation, is approved.

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

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

The next item was the Property Manager positions (6). Mr. Sbardella advised that we currently have a number of "Temporary" Property Managers and this will allow them to apply for the vacant permanent positions. It was requested that the Board approve the in-house posting of the six (6) positions.

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

**RESOLUTION NO. 155**

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

That an in-house posting for six (6) Property Manager  
positions 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:

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

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

The last item was the Clerk Interviewer HCV/Tenant Selection position. Mr. Sbardella advised that in view of Donna Souza's appointment to the Tenant Receivables Clerk position, the Leased Housing Department is in need of a replacement. A job description was created, and it was requested that the Board approve the new job description and the in-house posting (and on website) for this new position.

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

**RESOLUTION NO. 156**

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

That the newly created job description for the Clerk  
Interviewer HCV/Tenant Selection position and an in-house  
posting (and on website) 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:

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

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 Union Negotiations Update (Unit A) and general personnel matters.

At 5:55 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.

At 6:35 p.m. a motion was made by Commissioner Burns, seconded by Commissioner Bentley, and carried by unanimous roll call vote to adjourn the meeting.

  
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Kevin Sbardella, Secretary