

MINUTES OF THE REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, FEBRUARY 13, 2023

The members of the Fall River Housing Authority met in Regular Session on Monday, February 13, 2023 at 4:30 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 Regular Meeting of the members of the Fall River Housing Authority will be held at 4:30 p.m., on Monday, February 13, 2023, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY



Secretary

Dated: February 8, 2023

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 February 8, 2023, 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 13th day of February, 2023.



Secretary

Regular Meeting of 2/13/23

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 the Farmers Market will be open year round at Cardinal Medeiros Towers on Fridays from 11:00 a.m. to 2:00 p.m. There will be a number of vendors available on Friday, February 24, 2023. All are welcome!!

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Annual Meeting held on January 9, 2023 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.

As copies of the Executive Session minutes from the period of September 13, 2021 through December 12, 2022 were mailed to the Commissioners, it was in order to act upon the same.

Commissioner Medeiros made a motion to accept the Executive Session 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 January, 2023 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	138260-139290	\$1,803,151.62
	206802-206828	\$34,945.10
	102936-102967	\$36,949.00
FEDERAL FUND	115885-115952	\$525,249.79
REVOLVING FUND	74678-74838	\$1,329,550.35
STATE FUND	8735-8742	\$45,597.50
200-C MOD	1845-1848	\$119,731.90
	TOTAL	\$3,893,175.26

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

FEDERAL FUND	\$115,749.32
REVOLVING FUND	\$343,838.00

STATE FUND	\$1,440.24
200-C MOD	-----
ENERGY TRUST FUND	-----
TOTAL	\$460,827.56

A motion was made by Commissioner Underhill, seconded by Commissioner Burns, and carried by unanimous vote to pay the vouchers for the month of January, 2023.

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of January 31, 2023, is as follows:

Family.....	2585
Elderly.....	719
Mixed Population.....	1152

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 the nine (9) month period ending December 31, 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 Report for the period ending December 31, 2022. A motion was made by Commissioner Underhill, seconded by Commissioner Medeiros, and carried by unanimous vote to approve the State Quarterly Modernization Report as presented.

The next item was the State Quarterly Operating Statements for the period ending December 31, 2022. A motion was made by Commissioner Medeiros, seconded by Commissioner Underhill, and carried by unanimous vote to approve the State Quarterly Operating Statements as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Mr. Sbardella advised that Southcoast Health will continue conducting Community Wellness Programs at our elderly sites throughout the next couple of months, addressing stroke and fall prevention. Joey DaSilva has been coordinating these programs.

Mr. Sbardella advised that he recently attended a roundtable meeting at Oak Village, coordinated by Joey DaSilva, along with several community social service agencies to discuss the homelessness and affordable housing crisis.

Mr. Sbardella advised that he and Commissioner Underhill, Commissioner Medeiros, Deb Morrissette, Ed Gagnon, Attorney Sousa, the site manager and members of the Police Department met with residents from Doolan Apartments to provide them with an update on some of the problematic residents of that development. Mr. Sbardella acknowledged Attorney Sousa, the site manager, Deb Morrissette and the Police for their diligence in evicting some of those residents.

Mr. Sbardella acknowledged Ed Majewski, Mike Linhares, the Plumbers and Maintenance personnel for addressing the numerous no heat calls and frozen pipes experienced throughout our sites during the recent frigid weekend and thanked them for their dedication to our residents.

Lastly, Mr. Sbardella thanked Michael Coogan, Diman Regional High School's Financial Officer, for donating Lysol wipes to the Authority, and the Authority appreciates his generosity.

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 Bathroom Renovations at Sunset Hill, Mass. 6-1; Heritage Heights, Mass. 6-2 and Father Vincent Diaferio Village, Mass. 6-3. Approval was recommended.

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

RESOLUTION NO. 12

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

That the Certificate of Substantial Completion for the Bathroom Renovations at Sunset Hill, Mass. 6-1; Heritage Heights, Mass. 6-2 and Father Vincent Diaferio Village, Mass. 6-3, 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 the Certificate of Completion-Consolidated for the Fire Alarm Panel Replacement at Raymond D. Holmes Apartments, Mass. 6-6.

The General Contractor, Sparks Company, Inc., completed all work items.

The final Contract amount was \$31,422.00. Approval was recommended.

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

RESOLUTION NO. 13

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

That the Certificate of Completion-Consolidated, Contractor's Certificate and Release, Consent to Surety Company for Final Payment and Application and Certificate of Payment (final) for Sparks Company, Inc. be approved; and designating and authorizing the Chairwoman to execute said Certificate of Completion-Consolidated.

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	None	
Commissioner Underhill		
Commissioner Burns		
Commissioner Bentley		
Chairwoman Sahady		

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

The next item was Permission to Advertise for Bids for the Roof Project (Buildings 24 and 25) at Sunset Hill, Mass. 6-1. The estimated value is \$350,000.00. Approval was recommended.

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

RESOLUTION NO. 14

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

That Permission to Advertise for Bids for the Roof Project (Buildings 24 and 25) at Sunset Hill, Mass. 6-1, at an estimated value of \$350,000.00, 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	None	
Commissioner Burns		
Commissioner Medeiros		
Commissioner Underhill		
Chairwoman Sahady		

The Chairwoman thereupon declared said motion carried and said resolution adopted.
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The last item was Permission to Advertise for Bids for Basement Upgrades at Father Vincent Diaferio Village, Mass. 6-3. The estimated value is \$140,000.00. Approval was recommended.

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

RESOLUTION NO. 15

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

That Permission to Advertise for Bids for Basement Upgrades at Father Vincent Diaferio Village, Mass. 6-3, at an estimated value of \$140,000.00, 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	None	
Commissioner Medeiros		
Commissioner Bentley		
Commissioner Underhill		
Chairwoman Sahady		

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

MISCELLANEOUS

The first item was the Lead-Based Paint Certificate of Compliance for 2023, executed by each Commissioner and the Executive Director. This Certificate of Compliance will be part of the Authority’s 5-Year CIP submission to the Department of Housing & Community Development (DHCD).

The Certificate will be forwarded to DHCD following this meeting.

The next item was the Open Meeting Law (OML) Complaint filed by Patrick Higgins in reference to the December 12, 2022 Regular Board meeting.

Attorney Sousa responded to Mr. Higgins, confirming that the FRHA received his OML complaint. In addition, Attorney Sousa sent a written request to the Attorney General’s office for an extension of time for the Board of Commissioners to meet regarding this OML complaint since the next Board meeting was not scheduled until after the fourteen (14) day statutory requirement for the Board to take action. The Authority received a written response from Carrie Benedon, Assistant Attorney General, (Director of the Division of Open Government), authorizing the extension to January 25, 2023 to resolve this issue.

Attorney Sousa had requested the Board’s permission to respond to Mr. Higgins’ OML complaint by said deadline date.

Attorney Sousa advised the Board that he did provide a response to Mr. Higgins and the Attorney General’s office, as required, and is waiting for a response from Ms. Benedon.

No vote was required on this Agenda item.

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The next item was the Security Guard Services Contract for Cardinal Medeiros Towers and Francis J. Barresi Heights.

Mr. McCoy advised that three (3) proposals were received in response to our recent solicitation for Security Guard services. The proposals were evaluated by an Evaluation Committee, and the overall ranking listed below reflects the proposal content, along with employee statements, tenants' association opinion, reference checks, interviews and historical references, as follows:

COMPANY NAME	RANKING
USENTRA Security (Rhode Island)	Not Advantageous
Orion Security (Connecticut)	Advantageous
Jet Security (Dedham, MA)	Highly Advantageous

The Price Proposals results were as follows:

COMPANY NAME	PRICE PROPOSALS
USENTRA (RIBI)	\$606,516.39 (24 holidays)
Orion Security	\$623,460.10 (33 holidays)
Jet Security	\$648,281.40 (18 holidays)

Mr. McCoy advised that USENTRA is the current vendor providing security guard services at these two (2) sites. In an effort to retain the highest quality services, internal supervisory property personnel and the Executive Director have credited an overall ranking of "Highly Advantageous" to Jet Security, and recommended this company for award of the three (3) year contract. Notably, in the last two (2) years, there have been unacceptable issues with USENTRA.

Jet Security has not been identified on the debarment list of the Attorney General, MASS DOT, SAMS or DCAM.

Based on the aforementioned information, internal interviews, reference checks and a ranking of Highly Advantageous, it was recommended that a three (3) year contract be awarded to Jet Security, in an amount not to exceed \$648,281.40.

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

RESOLUTION NO. 16

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

That permission to award a three (3) year contract for Security Guard Services at Cardinal Medeiros Towers and Francis J. Barresi Heights to Jet Security, in an amount not to exceed \$648,281.40, 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>ABSTAIN</u>	<u>ABSENT</u>
Commissioner Medeiros Commissioner Bentley Commissioner Burns Chairwoman Sahady	Commissioner Underhill	

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

The next item was the Uniform Physical Site Inspections (REAC Inspections) Contract. It was requested that the Board ratify a ninety (90) day contract with USIG, in an amount of \$20,166.70. Mr. McCoy advised the Board that in an effort to be prepared for the re-inspections of the failed sites, the Authority determined it to be good idea to have contractor on board as soon as possible.

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

RESOLUTION NO. 17

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

That permission to award a ninety (90) day contract for the
Uniform Physical Site Inspections (REAC Inspections) to USIG,
in an amount of \$20,166.70, 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 Commissioner Underhill Chairwoman Sahady	None	

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

The next item was Fee Accountant Services Contract. Mr. McCoy advised that the Fee Accountants will assist the Director of Finance with some of the accounting reports, submissions, etc. It was requested that the Board ratify a contract with Fenton & Ewald, P.C., in an amount not to exceed \$10,000.00.

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

RESOLUTION NO. 18

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

That permission to ratify a contract for Fee Accountant Services
with Fenton & Ewald, P.C., in an amount not to exceed \$10,000.00,
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.

PERSONNEL

The first item was the resignation of Damar Aponte, Receptionist (HCV/Section 8
Department), effective on January 6, 2023. It was requested that the Board accept Ms. Aponte's
resignation.

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

RESOLUTION NO. 19

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

That the resignation of Damar Aponte, Receptionist (HCV/
Section 8 Department), effective on January 6, 2023, was
accepted.

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	None	
Commissioner Medeiros		
Commissioner Burns		
Commissioner Bentley		
Chairwoman Sahady		

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

In view of Ms. Aponte’s resignation, a “Temporary” Receptionist (HCV/Section 8 Department) position was posted in-house and on the website. No in-house employees applied for this position, and only one (1) person applied via the website. Mr. Brian Montalvo, a former Section 8 Department employee who had resigned due to illness, was interviewed and highly recommended by the Screening Committee. It was requested that the Board ratify the appointment of Mr. Montalvo.

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

RESOLUTION NO. 20

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

That the appointment of Brian Montalvo to the position of “Temporary” Receptionist (HCV/Section 8 Department), effective on February 6, 2023, with a work week consisting of 35 hours, Monday through Friday, core hours between 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$653.27, 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	None	
Commissioner Bentley		
Commissioner Medeiros		
Commissioner Underhill		
Chairwoman Sahady		

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

Mr. Sbardella advised the Board that since Amber Burns, Director of Finance, recently resigned, this position was posted in-house. Maria (Nella) Souza was the only in-house employee to respond to the posting. An interview was conducted with Ms. Souza, and Mr. Sbardella and Mr. McCoy highly recommended her for appointment to the Director of Finance position. It was requested that the Board ratify Ms. Souza’s appointment, effective on January 24, 2023.

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

RESOLUTION NO. 21

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

That the appointment of Maria (Nella) Souza to the position of Director of Finance, effective on January 24, 2023, with a work week consisting of 37.5 hours, Monday through Friday, core hours between 8:00 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$2,288.48, including a ninety (90) day probationary period and favorable evaluation, is approved.

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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 Commissioner Burns Chairwoman Sahady	None	

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

Mr. Sbardella advised that we have had five (5) employees serving as “Temporary” Public Housing Managers for quite some time, and one (1) vacant Public Housing Manager position available due to a recent resignation. As such, it was discussed and recommended that six (6) Property Managers positions would be posted in-house. The five (5) “Temporary” Property Managers submitted letters of interest and resumes, as well as four (4) Clerk Interviewers. All nine (9) applicants were interviewed and given written tests, and following this process, the five (5) “Temporary” Managers and one (1) of the Clerk Interviewers (Katie Roberts) were recommended by the Screening Committee. It was recommended that the Board ratify the appointments of Maritza Arce, Allyson Fagan, Betsy Guzman, Laurie Lapointe, Katie Roberts and Sarah Souza to the six (6) Property Managers positions.

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

RESOLUTION NO. 22

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

That the appointment of Maritza Arce to the position of Property Manager, effective on February 13, 2023, with a work week consisting of 35 hours, Monday through Friday, core hours between 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$1,157.98, including a ninety (90) day 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 Underhill, and upon roll call, 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.

Regular Meeting of 2/13/23

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

RESOLUTION NO. 23

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

That the appointment of Allyson Fagan to the position of Property Manager, effective on February 13, 2023, with a work week consisting of 35 hours, Monday through Friday, core hours between 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$931.82, including 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 Medeiros, and upon roll call, "Ayes" and "Nays" were as follows:

<u>AYES</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Medeiros Commissioner Burns Chairwoman Sahady	Commissioner Underhill	

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

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

RESOLUTION NO. 24

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

That the appointment of Betsy Guzman to the position of Property Manager, effective on February 13, 2023, with a work week consisting of 35 hours, Monday through Friday, core hours between 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$1,092.60, including a ninety (90) day probationary period and favorable evaluation, is approved.

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

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

The Chairwoman thereupon declared said motion carried and said resolution adopted.
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The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 25

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

That the appointment of Laurie Lapointe to the position of Property Manager, effective on February 13, 2023, with a work week consisting of 35 hours, Monday through Friday, core hours between 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$1,157.98, including 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, "Ayes" and "Nays" were as follows:

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

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. 26

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

That the appointment of Katie Roberts to the position of Property Manager, effective on February 13, 2023, with a work week consisting of 35 hours, Monday through Friday, core hours between 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$896.79, including a ninety (90) day 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, "Ayes" and "Nays" were as follows:

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

The Chairwoman thereupon declared said motion carried and said resolution adopted.
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The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 27

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

That the appointment of Sarah Souza to the position of Property Manager, effective on February 13, 2023, with a work week consisting of 35 hours, Monday through Friday, core hours between 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$1,157.98, including 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 Underhill, and upon roll call, "Ayes" and "Nays" were as follows:

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

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

Mr. Sbardella advised that due to a vacant Clerk Interviewer position in the HCV/Section 8 Department, a Clerk Interviewer HCV/Tenant Selection position was posted in-house and on the website. No in-house employees submitted letters of interest/resumes, and Yaziel Rivera was the lone outside applicant. Yaziel was initially hired as a "Temporary" Receptionist at the HCV/Section 8 Department due to the long-term medical absence of Damar Aponte. Since he was already familiar with the HCV/Section 8 Department, following his interview, he was recommended for appointment for the Clerk Interviewer HCV/Tenant Selection position. It was requested that the Board ratify his appointment.

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

RESOLUTION NO. 28

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

That the appointment of Yaziel Rivera to the position of Clerk Interviewer HCV/Tenant Selection Department, effective on February 6, 2023, with a work week consisting of 35 hours, Monday through Friday, core hours between 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$653.27, including a ninety (90) day 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, "Ayes" and "Nays" were as follows:

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

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

Mr. Sbardella advised that in preparation of the retirement of Michael Linhares, Director of Buildings & Grounds, two (2) "Temporary" Director of Maintenance positions were posted in-house. Six employees submitted letters of interest/resumes. Following the interviews of the six (6) applicants, the Screening Committee recommended Todd Benevides (Plumber) and Jason Forcier (Leader), and it was requested that the Board ratify these two (2) appointments.

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

RESOLUTION NO. 29

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

That the appointment of Todd Benevides to the position of "Temporary" Director of Maintenance, effective on February 8, 2023, with a work week consisting of forty (40) hours, Monday through Friday, core hours between 7:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$1,851.50, 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, "Ayes" and "Nays" were as follows:

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

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

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

RESOLUTION NO. 30

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

That the appointment of Jason Forcier to the position of “Temporary” Director of Maintenance, effective on February 8, 2023, with a work week consisting of forty (40) hours, Monday through Friday, core hours between 7:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of \$1,851.50, is approved.

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

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

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

Due to the above promotion of Jason Forcier to a “Temporary” Director of Maintenance, his vacant Leader position was posted in-house and four (4) employees submitted letters of interest/resumes. Following the interviews, the Screening Committee recommended Kevin Rodrigues for appointment to the “Temporary” Leader position. It was requested that the Board ratify Mr. Rodrigues appointment.

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

RESOLUTION NO. 31

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

That the appointment of Kevin Rodrigues to the position of “Temporary” Maintenance Leader, effective on January 30, 2023, with a work week consisting of forty (40) hours, Monday through Friday, core hours between 7:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at an hourly rate of \$30.36 (Federal) and \$31.39 (State) and a \$10.00 cell phone stipend, 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, “Ayes” and “Nays” were as follows:

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

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

Mr. Sbardella reminded the Board that two (2) 3rd Shift positions were posted in-house, (with no employees applying) and on the website. One of the positions was already filled by David Souza. A second applicant, Duarte Sousa, was recently interviewed and the Screening Committee recommended him for appointment. It was requested that the Board ratify Mr. Duarte's appointment.

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

RESOLUTION NO. 32

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

That the appointment of Duarte Sousa to the position of Maintenance Mechanic—3rd Shift, effective on February 21, 2023, with a work week consisting of 40 hours, Monday through Friday, core hours between 12:00 midnight to 8:00 a.m., with a thirty (30) minute lunch period, at an hourly rate of \$29.77 (Federal) and \$32.83 (State), including a twelve (12) month probationary period and favorable evaluation, is approved.

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

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

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 to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel (**Executive Director Evaluation**); Chapter 30A, Section 21 (a) 7 to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements (**HUD Audit Update to Maintain Compliance with HUD Action Plan**); Chapter 30A, Section 21 (a) 2 to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining

sessions or contract negotiations with non-union personnel (**Executive Team Restructuring**); and Chapter 30A, Section 21 (a) 3 to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares (**Union Negotiations**).

At 5:10 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 6:00 p.m. a motion was made by Commissioner Underhill, seconded by Commissioner Burns, and carried by unanimous roll call vote to adjourn the meeting.



Kevin Sbardella, Secretary