

**FALL RIVER HOUSING AUTHORITY  
85 MORGAN STREET  
P.O. BOX 989  
FALL RIVER, MA 02722**

**KEVIN SBARDELLA  
EXECUTIVE DIRECTOR**

**TELEPHONE 508-675-3500  
FAX 508-677-1346**

**TIMOTHY MCCOY  
DEPUTY EXECUTIVE DIRECTOR**

March 15, 2023

To: Mary L. Sahady, Chairwoman  
David Underhill, Vice-Chairman  
Jason Burns, Treasurer  
Jo Ann Bentley, Commissioner  
John Medeiros, Commissioner

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Postponed Regular Session** on **MONDAY, MARCH 20, 2023, at 4:30 o'clock p.m.** in the **James A. O'Brien, Sr. Apartments Community Hall, 34 Whipple Street, in the City of Fall River, Massachusetts, (please use Second Street entrance)** for the following purposes:

**1. Roll Call**

**--Citizen Input**

**--Resident Input**

**2. Minutes of the Regular Meeting held on February 13, 2023**

**Recommended Action: to accept**

**ADA Fair Housing Coordinator  
Michael Sousa, Esquire 508-675-3500**

2.

**3. Bills and Communications**

a) Vouchers

**Recommended Action: to accept**

**4. Management Reports**

1. Applications
2. Occupancy Reports
3. Tenants Accounts Receivable
4. Work Order Report
5. Monthly Section 8 Voucher Activity Report
6. Monthly Personnel Count/Report
7. Director of Modernization Monthly Report
8. Bank, Investment & Bond Debt Balance Reports

**Recommended Action: to accept**

**5. Financial Reports**

a) Financial Reports (for period ending 1/31/23)

**Recommended Action: approval**

b) Insurance Policies (for period 4/1/23 to 3/31/24)

- Public Officials Insurance (HUB Int'l)
- Commercial Property Insurance (H.A.I. Group)
- Commercial Liability Insurance (H.A.I. Group)
- Automobile Insurance (H.A.I. Group)
- Excess Automobile Insurance (H.A.I. Group)

**Recommended Action: approval**

3.

## 6. Update from Executive Director

**Recommended Action: for information**

### **New Business**

#### **1. Modernization**

- a) Change Order No. 2 for Bathroom Renovations at Heritage Heights

(Change Order No. 2 is an INCREASE of \$8,488.00 to the Contract for the installation of under-mount floor drains in 41 bathrooms; with no change to the Contract time)

**Recommended Action: approval**

- b) Certificate of Completion-Consolidated for Bathroom Renovations at Sunset Hill, Heritage Heights and Father Diaferio Village

**Recommended Action: approval**

- c) Certificate of Substantial Completion for Apartment Conversion Project at Cardinal Medeiros Towers (13<sup>th</sup> Floor)

**Recommended Action: approval**

- d) Contract Award for Crawl Space Ventilation Project at Sunset Hill

**Recommended Action: award contract to 2<sup>nd</sup> lowest bidder, Encore Contracting Services, Inc., in the amount of \$344,100.00, with Bid Alternates #'s 1, 2 and 3 (Low bidder withdrew their bid)**

4.

- e) Permission to Advertise for Bids for New Fire Alarm System at Frank B. Oliveira Apartments and Francis J. Barresi Heights

**Recommended Action: approval**

- f) Permission to Advertise for Bids for Elevator Upgrades at George H. Cottell Heights

**Recommended Action: approval**

- g) Permission to Advertise for Roof Replacement at Elmer/Corbett Streets (Chapter 689-1) DHCD #095165

**Recommended Action: approval**

- h) Change Order No. 5 for Elevator Modernization at Raymond D. Holmes Apartments

(Change Order No. 5 is an INCREASE of sixty-six (66) days to the Contract duration)

**Recommended Action: approval**

- i) Certificate of Substantial Completion for Elevator Modernization at Raymond D. Holmes Apartments

**Recommended Action: approval**

- j) Certificate of Completion-Consolidated for Elevator Modernization at Raymond D. Holmes Apartments

**Recommended Action: approval**

**2. Miscellaneous**

a) Disposition/Declaration of Surplus Items

- 1) Toro Professional Grade Driving Lawn Mower
- 2) 2006 Ford Ranger Pickup
- 3) 2017 Ford F250 Super Duty Crew Cab with 8 ft. Fisher Plow and connecting Equipment

**Recommended Action: approval**

b) One (1) 2023/2024 Ford F150 Pickup with 6 ft. bed and AC

**Recommended Action: permission to advertise**

c) Open Meeting Law Complaint Filed by Patrick Higgins dated 3/11/2023

**Recommended Action: Designate General Counsel to respond to OML complaint dated 3/11/2023 and the corresponding Complaint allegedly filed on 2/13/2023 with insufficient notice to the FRHA**

**3. Personnel**

a) Resignation of Employee

**Recommended Action: accept resignation of Allison Silva, effective on February 16, 2023**

b) Resignation of Employee

**Recommended Action: accept resignation of Sarah Madison-McCloskey, effective on March 31, 2023**

6.

c) Clerk Interviewer Positions/PH (3)

**Recommended Action: ratify appointments of:  
(separate vote for each appointment)**

- 1. Marceline Delvalle**
- 2. Brian Montalvo**
- 3. Amanda Paradise**

d) "Temporary" Associate Director of Property Management

**Recommended Action: ratify appointment Timothy Burks**

### **EXECUTIVE SESSION**

a) Union Negotiations Update (Unit A)

**(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 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)**

**Recommended Action: discussion**

b) Community Housing Development Organization (CHDO)

**(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (7) to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements)**

**Recommended Action: discussion**

7.

c) Executive Director Contract Negotiation

**(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 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)**

**Recommended Action: discussion**

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

Sincerely,



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Kevin Sbardella, Executive Director

KS:mjg