

MINUTES OF THE POSTPONED REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, MARCH 20, 2023

The members of the Fall River Housing Authority met in Postponed Regular Session on Monday, March 20, 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 Postponed Regular Meeting of the members of the Fall River Housing Authority will be held at 4:30 p.m., on Monday, March 20, 2023, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY



Secretary

Dated: March 15, 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 March 15, 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 20th day of March, 2023.



Secretary

Postponed Regular Meeting of 3/20/23

CITIZEN INPUT

Chairwoman Sahady asked if anyone in the listening audience wished to speak during the Citizen Input time. Patrick Higgins, who gave his address as 1197 Robeson Street, Apt. #1403 (Cardinal Medeiros Towers), stated that regarding Item 2-C (Open Meeting Law Complaint Filed by Patrick Higgins dated 3/11/23) of today's Board Agenda, he is only required to send the Chairwoman and City Clerk a copy of said Complaint. Attorney Sousa interjected by stating that Mr. Higgins sent Chairwoman Sahady the Open Meeting Law (OML) complaint to her private e-mail address at her private office, which does not constitute the notification of filing a complaint with the public body. Attorney Sousa also asserted to Mr. Higgins that they have had this discussion in the past, and that Attorney Sousa has consistently requested that Mr. Higgins include Attorney Sousa on the original e-mail so that any complaint or concern that Mr. Higgins has with a potential OML violation with a FRHA monthly meeting agenda item can be addressed right away. Attorney Sousa further asserted that it would be in the best interest of all parties concerned that if he is included in the original e-mail regarding an original complaint, there would be no need to file a second violation for failure to answer the first complaint (in a timely manner). Mr. Higgins assented to the Authority's request to have Attorney Sousa included on the e-mail with any future OML complaints.

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 he and Mr. Sbardella recently attended an O'Brien Apartments Tenants Association meeting, along with the new Pest Management company spokesperson, to discuss ongoing pest issues at this development. The residents in attendance are pleased with the new Pest Management company, and there was a positive dialogue amongst the attendees. Mr. Gagnon also advised that a new Tenant Maintenance Assistant was set to begin working, but unfortunately passed away. As mentioned at previous meetings, the Farmers Market will be open year round at Cardinal Medeiros Towers on Fridays from 11:00 a.m. to 2:00 p.m., and lastly, State Representative Carole Fiola visited the Farmers Market recently.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on February 13, 2023 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 Underhill seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

Vouchers: The Secretary presented the February, 2023 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	139291-140313	\$1,742,921.95
	206829-206853	\$29,862.10
	102968-103000	\$40,695.00
	15005	\$66.00
FEDERAL FUND	115953-116013	\$750,591.26
REVOLVING FUND	74839-74994	\$1,492,652.97

Postponed Regular Meeting of 3/20/23

STATE FUND	8743-8752	\$108,504.32
200-C MOD	1849-1852	\$13,165.00
	TOTAL	\$4,178,458.60

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

FEDERAL FUND	\$250,066.83
REVOLVING FUND	\$91,316.02
STATE FUND	\$22,376.32
200-C MOD	-----
ENERGY TRUST FUND	-----
	TOTAL
	\$363,759.17

A motion was made by Commissioner Bentley, seconded by Commissioner Medeiros, and carried by unanimous vote to pay the vouchers for the month of February, 2023.

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of February 28, 2023, is as follows:

Family.....	2557
Elderly.....	740
Mixed Population.....	1188

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

The next item was the Monthly Financial Operating Statements for the period ending January 31, 2023. A motion was made by Commissioner Underhill, seconded by Commissioner Burns, and carried by unanimous vote to approve the Monthly Financial Operating Statements, as presented.

The next item was the Insurance Policy renewals for the period April 1, 2023 through March 31, 2024, as follows:

- 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)

It was requested that the Board approve these renewal policies for said period. A motion was made by Commissioner Burns, seconded by Commissioner Bentley, and carried by unanimous vote to approve the insurance policy renewals as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Mr. Sbardella acknowledged Marie Souza, Coordinator of Tenant Selection, on her forty (40) years of employment at the Fall River Housing Authority, and stated how fortunate we are to have her as an employee.

Postponed Regular Meeting of 3/20/23

Mr. Sbardella advised that a Public Hearing will be held on April 26, 2023 as a HUD requirement prior to submitting our revised Designated Housing Plan to include Edward F. Doolan Apartments and Bates & Tower Apartments as elderly-only developments.

Mr. Sbardella also acknowledged Judy Medeiros, Property Manager; Rita Lebeau, Mixed Population Coordinator; and Todd Cabral, Clerk Interviewer, for coordinating a Celebration of Life for a long-term resident at Oliveira Apartments who passed away recently. Her husband, who remains a resident at this development, appreciated their efforts and kindness on behalf of his wife.

As previously mentioned by Ed Gagnon, Mr. Sbardella advised that he and Ed, along with a representative from our Pest Management Company, met with residents at O'Brien Apartments to discuss concerns regarding pest control, as well as no heat calls during a frigid weekend in February.

Lastly, Mr. Sbardella advised that the FRHA will begin a pilot program with the Boys & Girls Club, beginning in April, where youngsters from Heritage Heights, Fordney Apartments and Diaferio Village will be picked up and brought to the Club on Wednesdays and Thursdays from 4:00 p.m. to 8:00 p.m. for recreational activities. The Club will pay for the transportation and the Authority will pay for the bus monitors. There will also be a discounted membership rate offered to our residents.

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 Change Order No. 2 for Bathroom Renovations at Heritage Heights, Mass. 6-2.

Change Order No. 2 is an INCREASE of \$8,488.00 to the Contract for the installation of under-mount floor drains in forty-one (41) bathrooms, with no change in the Contract duration, as follows: 1) +\$10,612.00—charge for installation of under mount floor drains in forty-one (41) bathrooms; 2) -\$1,624.00—credit for ten (10) closet flanges that were not installed; and 3) -\$500.00—credit for loaming and seeding area of lawn impacted by the site storage container.

There was no change to the Contract duration time.

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

RESOLUTION NO. 33

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

That Change Order No. 2 for Bathroom Renovations at Heritage Heights, Mass. 6-2, increasing the Contract amount by \$8,488.00 for the item listed above, with no change to the Contract duration, is approved.

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

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

The next item was the Certificate of Completion-Consolidated for Bathroom Renovations at Sunset Hill, Mass. 6-1; Heritage Heights, Mass. 6-2 and Father Vincent Diaferio Village, Mass. 6-3.

The General Contractor, Dandis Contracting, Inc., completed all work items.

The final Contract amount was \$694,963.02. Approval was recommended.

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

RESOLUTION NO. 34

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 Dandis Contracting Inc. be approved; and designating and authorizing the Chairwoman to execute said Certificate of Completion-Consolidated.

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 Commissioner Burns Commissioner Bentley Commissioner Medeiros 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 Apartment Conversion Project at Cardinal Medeiros Towers, Mass. 6-8.

The General Contractor, DDC Construction, Inc., substantially completed work items on February 16, 2023. Approval was recommended.

Postponed Regular Meeting of 3/20/23

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

RESOLUTION NO. 35

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

That the Certificate of Substantial Completion for the Apartment Conversion Project at Cardinal Medeiros Towers, Mass. 6-8 be approved and designating and authorizing the Chairwoman to execute said Certificate of Substantial Completion.

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.

The next item was the Contract Award for the Crawl Space Ventilation Project at Sunset Hill, Mass. 6-1.

Two (2) bids were received and opened on February 23, 2023, as follows:

COMPANY NAME	BASE BID	BID ALTERNATES	FINAL BID
Edward Paige Corporation	\$316,900.00	#1= +\$37,000 #2= +\$37,000 #3= +\$37,000	\$427,000
Encore Contracting Services, Inc.	\$385,250.00	#1= -\$17,050 #2= -\$17,050 #3= -\$17,050	\$334,100

The Project Scope of Work consists of the installation of static louvered vent assemblies for natural ventilation and to provide a polyethylene-sheet vapor retarder, covering the earth floor and twelve (12) inches up the foundation wall.

Since the low bidder withdrew their bid, it was recommended that Contract be awarded to the 2nd lowest bidder, Encore Contracting Services, Inc., in the amount of \$334,100.00, with Bid Alternates #(s) 1, 2 and 3.

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

RESOLUTION NO. 36

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

That permission to award a Contract for the Crawl Space Ventilation Project at Sunset Hill, Mass. 6-1 to the 2nd lowest bidder, Encore Contracting Services, Inc., in the amount of \$334,100.00 with Bid Alternates #(s) 1, 2 and 3, 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	None	
Commissioner Bentley		
Commissioner Burns		
Commissioner Underhill		
Chairwoman Sahady		

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

The next item was Permission to Advertise for Bids for the New Fire Alarm System at Frank B. Oliveira Apartments, Mass. 6-7 and Francis J. Barresi Heights, FR 661.

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

RESOLUTION NO. 37

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

That Permission to Advertise for Bids for the New Fire Alarm System at Frank B. Oliveira Apartments, Mass. 6-7 and Francis J. Barresi Heights, FR 661, 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.

The next item was Permission to Advertise for Bids for the Elevator Upgrades at George H. Cottell Heights, Mass. 6-10.

Postponed Regular Meeting of 3/20/23

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

RESOLUTION NO. 38

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

That Permission to Advertise for Bids for the Elevator Upgrades
at George H. Cottell Heights, Mass. 6-10, 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.

The next item was Permission to Advertise for Bids for the Roof Replacement at Elmer/Corbett Streets (Chapter 689-1) DHCD #095165.

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

RESOLUTION NO. 39

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

That Permission to Advertise for Bids for the Roof Replacement
at Elmer/Corbett Streets (Chapter 689-1) DHCD #095165,
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	None	
Commissioner Medeiros		
Commissioner Burns		
Commissioner Bentley		
Chairwoman Sahady		

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

The next item was Change Order No. 5 for the Elevator Modernization at Raymond D. Holmes Apartments, Mass. 6-6.

Postponed Regular Meeting of 3/20/23

Change Order No. 5 is an INCREASE of sixty-six (66) days to the Contract time. There is no monetary change to the Contract. Approval was recommended.

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

RESOLUTION NO. 40

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

That Change Order No. 5 for the Elevator Modernization at Raymond D. Holmes Apartments, Mass. 6-6, increasing the Contract time of sixty-six (66) days, is approved.

Commissioner Bentley 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 Bentley	None	
Commissioner Underhill		
Commissioner Burns		
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 Elevator Modernization at Raymond D. Holmes Apartments, Mass. 6-6.

The General Contractor, Coletta Contracting Co., Inc., substantially completed work items on February 21, 2023. Approval was recommended.

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

RESOLUTION NO. 35

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

That the Certificate of Substantial Completion for the Elevator Modernization at Raymond D. Holmes Apartments, Mass. 6-6, be approved and designating and authorizing the Chairwoman to execute said Certificate of Substantial Completion.

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.

The next item was the Certificate of Completion-Consolidated for the Elevator Modernization at Raymond D. Holmes Apartments, Mass. 6-6.

The General Contractor, Coletta Contracting Co, Inc., completed all work items.

The final Contract amount was \$942,221.00. Approval was recommended.

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

RESOLUTION NO. 42

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

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.

MISCELLANEOUS

The first item was the Disposition/Declaration of Surplus Items, as follows: 1) Toro Professional Grade Driving Lawn Mower; 2) 2006 Ford Ranger Pickup and 3) 2017 Ford F250 Super Duty Crew Cab with 8 ft. Fisher Plow and Connecting Equipment.

Mr. McCoy advised that the proceeds from the sale of these items will be used towards the purchase of a new truck (2023/2024 Ford F150 Pickup with 6ft. Bed and AC), for the Facilities Department. Approval was recommended.

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

RESOLUTION NO. 43

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

That the Disposition/Declaration of Surplus Items, as follows: Toro Professional Grade Driving Lawn Mower; 2006 Ford Ranger Pickup and 2017 Ford F250 Super Duty Crew Cab with 8 ft. Fisher Plow and Connecting Equipment, is 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 Permission to Advertise for one (1) 2023/2024 Ford F150 Pickup with Six (6) ft. bed and Air-Conditioning (AC). As noted above, the proceeds from the sale of the items listed in the previous Agenda item will be used towards the purchase of this truck. Approval was recommended.

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

RESOLUTION NO. 44

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

That Permission to Advertise for one (1) 2023/2024 Ford F150 Pickup with Six (6) ft. bed and Air-Conditioning (AC), 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 Medeiros Commissioner Underhill Chairwoman Sahady	None	

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

The next item was the Open Meeting Law (OML) Complaint filed by Patrick Higgins dated March 11, 2023.

It was requested that the Board designate Attorney Sousa (General Counsel) to respond to the Open Meeting Law complaint dated March 11, 2023 and the corresponding complaint allegedly filed on February 13, 2023 with insufficient notice to the Fall River Housing Authority.

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

RESOLUTION NO. 45

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

That permission for Attorney Sousa (General Counsel) to respond to the Open Meeting Law complaint dated March 11, 2023 and the corresponding complaint allegedly filed on February 13, 2023, both filed by Patrick Higgins, with insufficient notice to the Fall River Housing Authority, 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	None	
Commissioner Burns		
Commissioner Bentley		
Commissioner Underhill		
Chairwoman Sahady		

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

PERSONNEL

The first item was the resignation of Allison Silva, Clerk Interviewer, effective on February 16, 2023. It was requested that the Board accept Ms. Silva's resignation.

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

RESOLUTION NO. 46

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

That the resignation of Allison Silva, Clerk Interviewer, effective on February 16, 2023, was 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 Underhill Commissioner Bentley Chairwoman Sahady	None	

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

The next item was the resignation of Sarah Madison-McCloskey, Clerk Interviewer, effective on March 31, 2023. It was requested that the Board accept Ms. McCloskey’s resignation.

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

RESOLUTION NO. 47

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

That the resignation of Sarah Madison-McCloskey, Clerk Interviewer, effective on March 31, 2023, was accepted.

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

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

In view of Ms. Silva’s and Ms. McCloskey’s resignations and other Clerk Interviewer vacancies, there was a need to post in-house and on our website for three (3) Clerk Interviewer positions. Because there were no in-house applicants, interviews with outside applicants were held. Following the interviews, the Screening Committee recommended that the appointments of the three (3) following candidates be ratified by the Board.

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

RESOLUTION NO. 48

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

That the appointment of Marceline Delvalle to the position of Clerk Interviewer, start date to be determined, 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	None	
Commissioner Burns		
Commissioner Bentley		
Commissioner Underhill		
Chairwoman Sahady		

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

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

RESOLUTION NO. 49

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

That the appointment of Brian Montalvo to the position of
Clerk Interviewer, start date to be determined, 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, the “Ayes” and “Nays” were as follows:

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

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. 50

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

That the appointment of Amanda Paradise to the position of
Clerk Interviewer, start date to be determined, 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 Commissioner Underhill Chairwoman Sahady	None	

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

The next item was the “Temporary” Associate Director of Property Management position. Following the in-house posting and interviews of the four (4) in-house applicants, it was requested that the Board ratify the appointment of Timothy Burke.

A motion was made by Commissioner Medeiros to table this item until the April Board meeting in order to get additional information from Mr. Sbardella. Commissioner Underhill seconded the motion.

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

RESOLUTION NO. 51

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

That the appointment of Timothy Burke to the position of
“Temporary” Associate Director of Property Management, be tabled
until the April, 2023 Board meeting, 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 Bentley Chairwoman Sahady	Commissioner Burns	

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 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**); 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 (**Community Housing Development Organization (CHDO)**); and 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 Contract Negotiations**).

At 5:13 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. A motion was made by Commissioner Medeiros, seconded by Commissioner Burns, and carried by unanimous roll call vote to not resume in Open Session following the Executive Session.

Commissioner Bentley left the meeting at 6:00 p.m.

At 6:03 p.m. a motion was made by Commissioner Burns, seconded by Commissioner Medeiros, and carried by unanimous roll call vote to adjourn the meeting.



Kevin Sbardella, Secretary