

**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**

April 5, 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 **Regular Session** on **MONDAY, APRIL 10, 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 Postponed Regular Meeting held on March 20, 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 2/28/23)

Recommended Action: approval

b) Federal Write-Offs for Quarter Ending 3/31/23 (\$151,473.82)
(2022--\$80,921.69)

Recommended Action: approval

c) State Write-Offs for Quarter Ending 3/31/23 (\$32,921.39)
(2022--\$14,900.13)

Recommended Action: approval

3.

6. Update from Executive Director

Recommended Action: for information

Old Business

- a) “Temporary” Associate Director of Property Management Position

Recommended Action: ratify appointment Timothy Burke

New Business

1. Modernization

- a) Change Order No. 1 for the Security Camera & Surveillance Equipment Project at Fordney Apartments

(Change Order No. 1 is an INCREASE of \$2,654.95 to the Contract for the installation of multi-sensor camera and mounting hardware due to vandalism)

Recommended Action: approval

- b) Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at Fordney Apartments

Recommended Action: approval

- c) Certificate of Completion-Consolidated for the Security Camera & Surveillance Equipment Project at Fordney Apartments

Recommended Action: approval

- d) Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at N. Rocliffe Apartments

Recommended Action: approval

4.

- e) Certificate of Completion-Consolidated for the Security Camera & Surveillance Equipment Project at N. Rocliffe Apartments

Recommended Action: approval

- f) Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at Bennie Costa Plaza Apartments

Recommended Action: approval

- g) Certificate of Completion-Consolidated for the Security Camera & Surveillance Equipment Project at Bennie Costa Plaza Apartments

Recommended Action: approval

- h) Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at Riley Plaza Apartments

Recommended Action: approval

- i) Certificate of Completion-Consolidated for the Security Camera & Surveillance Equipment Project at Riley Plaza Apartments

Recommended Action: approval

- j) Change Order No. 1 for the Fire Alarm Control Panel Upgrade at James A. O'Brien, Sr. Apartments

(Change Order No. 1 is an INCREASE of \$4,102.00 to the Contract for the Upgrade)

Recommended Action: approval

- k) Certificate of Substantial Completion for the Fire Alarm Control Panel Upgrade at James A. O'Brien, Sr. Apartments.

Recommended Action: approval

5.

- 1) Certificate of Completion-Consolidated for the Fire Alarm Control Panel Upgrade at James A. O'Brien, Sr. Apartments

Recommended Action: approval

2. Miscellaneous

- a) Kitchen Appliances Contract

Recommended Action: award a three (3) year contract to lone bidder, Haier Appliance Solutions (dba GE Appliances), with two (2) separate and distinct yearly options to renew (at the sole discretion of the FRHA), in an amount not to exceed \$490,942.00

- b) Integrated Pest Management Contract

Recommended Action: award a three (3) year contract to lone responsive bidder, Waltham Pest Services, with a FRHA option to renew for two (2) additional years (at the sole discretion of the FRHA), in an amount not to exceed \$748,040.00

- c) 2023 Ford F-150 Pick-Up Truck

Recommended Action: permission to purchase truck from Empire Ford of New Bedford, in an amount of \$8,615.00

- d) Window Replacement Project at Father Vincent Diaferio Village

Recommended Action: award contract to lone bidder, Door & Glass Innovations, in an amount of \$23,589.00

- e) Community Housing Development Organization (CHDO)

Recommended Action: discussion with Michael Dion, Executive Director of Community Development Agency (CDA) (information only)

6.

- f) Open Meeting Law Complaint Filed by Patrick Higgins dated 3/11/2023
(and corresponding Complaint allegedly filed on 2/13/23 with
insufficient notice to the FRHA)

**Recommended Action: response by General Counsel to Attorney
General's Office and Mr. Higgins**

- g) Amendment No. 6 to the Cooperation Agreement Dated April 10,
2023

Recommended Action: approval

3. Personnel

- a) Resignation of Employee

**Recommended Action: accept resignation of Alejandro Ramirez,
(PH Administrative Assistant) effective on March 15, 2023**

- b) Retirement of Employee

**Recommended Action: accept retirement of Michael Linhares,
effective on May 4, 2023**

- c) "Temporary" Receptionist Position (HCV/Section 8 Dept.)

Recommended Action: ratify appointment of Deysi Perez

7.

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

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg