

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

**KEVIN SBARDELLA
EXECUTIVE DIRECTOR**

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**TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR**

May 3, 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, MAY 8, 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 April 10, 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) FYE2024 Budget Books

Recommended Action: approval

b) State Quarterly Modernization Report (for period 3/31/23)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Certificate of Completion-Consolidated for Apartment Conversions (Phase 2—13th Floor) at Cardinal Medeiros Towers

Recommended Action: approval

- b) Contract Award for Site Improvement Project at Oliveira Apartments

Recommended Action: award contract to low bidder, Gil-Den, Inc., in the amount of \$69,500.00; Alternate #1 (install additional 110 LF of jersey barriers as per print), add \$26,995.00

- c) Contract Award for Roof Replacement (Phase 5—Bldgs. 10, 11 & 16) at Sunset Hill

Recommended Action: award contract to low bidder, Capeway Roofing Systems, Inc., in the amount of \$572,200.00; Alternate #1 (Bldg. 16) add \$286,100.00

- d) Contract Award for Interior Flooring, Trim & ADA Improvements at Elmer & Corbett Streets (Ch. 689-1)

Recommended Action: award contract to low bidder, DDC Construction, Inc., in the amount of \$190,600.00, contingent upon final approval from DHCD

2. Miscellaneous

- a) Federalization of State-Aided Developments (Chor-Bishop Eid Apartments and Corky Row Apartments)

Recommended Action: discussion

4.

- b) Open Meeting Law Complaint Filed by Patrick Higgins dated 4/10/2023

Recommended Action: designate General Counsel to respond to OML complaint dated 4/10/2023

- c) Professional Auditing & Reporting Services Contract

Recommended Action: award an 8 month contract to MARCUM Accountants & Advisors, in an amount not to exceed \$40,000.00

3. Personnel

- a) Resignation of Employee

Recommended Action: accept resignation of Brian Montalvo, effective on May 1, 2023

- b) “Temporary” Director of Human Resources Position

Recommended Action: ratify appointment of Elizabeth Burns

- c) Public Housing Administrative Assistant Position

Recommended Action: ratify appointment of Jennifer Pavao

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

5.

b) Watuppa Heights Litigation Update

(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