

MINUTES OF THE REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, APRIL 10, 2023

The members of the Fall River Housing Authority met in Regular Session on Monday, April 10, 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, April 10, 2023, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY



Secretary

Dated: April 5, 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 April 5, 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 10th day of April, 2023.



Secretary

Regular Meeting of 4/10/23

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. Hearing none, Chairwoman Sahady moved onto the Agenda items.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Postponed Regular Meeting held on March 20, 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 Burns seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

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

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	140314-141341	\$1,750,862.09
	206854-206872	\$30,796.10
	103001-103034	\$46,483.00
	15006-15007	\$66.00
FEDERAL FUND	116014-116148	\$802,577.75
REVOLVING FUND	74995-75260	\$1,666,024.05
STATE FUND	8753-8773	\$69,207.57
200-C MOD	1853-1856	\$8,648.16
	TOTAL	\$4,374,664.72

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

FEDERAL FUND	\$101,062.38
REVOLVING FUND	\$21,397.81
STATE FUND	\$22,376.32
200-C MOD	-----
ENERGY TRUST FUND	-----
	TOTAL
	\$141,877.93

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

Communications: None

REPORT OF THE SECRETARY

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

Family.....	2559
Elderly.....	751
Mixed Population.....	1213

After a brief discussion, a motion was made by Commissioner Burns, seconded by Commissioner Underhill, 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 February 28, 2023. A motion was made by Commissioner Medeiros, seconded by Commissioner Burns, and carried by unanimous vote to approve the Monthly Financial Operating Statements, as presented.

The next item was the Federal Write-Offs, for the quarter ending March 31, 2023, in an amount of \$151,473.82. Last year’s amount was \$80,921.69.

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

RESOLUTION NO. 52

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

That the Federal Write-Offs, for the quarter ending March 31, 2023, in an amount of \$151,473.82, are 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 State Write-Offs, for the quarter ending March 31, 2023, in an amount of \$32,921.39. Last year’s amount was \$14,900.13.

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

RESOLUTION NO. 53

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

That the State Write-Offs, for the quarter ending March 31,
2023, in an amount of \$32,921.39, are 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 Bentley Commissioner Medeiros Chairwoman Sahady	None	

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

UPDATE FROM EXECUTIVE DIRECTOR

Mr. Sbardella acknowledged Martha Gallagher, Executive Office Coordinator, on her thirty-six (36) years of employment at the FRHA and Kerry Farias, Director of Leased Housing, on her thirty-seven (37) years of employment at the FRHA, and stated how fortunate we are to have both ladies as employees and appreciate their hard work and dedication.

Mr. Sbardella advised that the FRHA and Citizens for Citizens collaborated on an Easter Egg Hunt at Pleasant View, Bennie Costa Plaza, Riley Plaza, Heritage Heights and North Roccliffe Apartments, coordinated by Joey DaSilva.

Mr. Sbardella's report was for information only and no vote was required.

OLD BUSINESS

The lone item was the appointment of Timothy Burke to the position of "Temporary" Associate Director of Property Management, which was tabled at last month's Board meeting.

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

RESOLUTION NO. 54

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, effective on Tuesday, April 18, 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 \$1,955.29, including a ninety (90) day probationary period and favorable evaluation, is approved.

Regular Meeting of 4/10/23

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	None	
Commissioner Underhill		
Commissioner Burns		
Commissioner Bentley		
Chairwoman Sahady		

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

NEW BUSINESS

MODERNIZATION

The Board was briefed on the following Modernization items.

The first item was Change Order No. 1 for the Security Camera & Surveillance Equipment Project at Fordney Apartments, Mass. 6-15.

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. There was no change to the Contract duration time. Approval was recommended.

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

RESOLUTION NO. 55

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

That Change Order No. 1 for the Security Camera & Surveillance Equipment Project at Fordney Apartments, Mass. 6-15, increasing the contract by \$2,654.95 for the installation of multi-sensor camera and mounting hardware due to vandalism, 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 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 Substantial Completion for the Security Camera & Surveillance Equipment Project at Fordney Apartments, Mass. 6-15.

The General Contractor, Security Solutions, LLC substantially completed work items on March 29, 2023. Approval was recommended.

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

RESOLUTION NO. 56

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

That the Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at Fordney Apartments, Mass. 6-15 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 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 Security Camera & Surveillance Equipment Project at Fordney Apartments, Mass. 6-15.

The General Contractor, Security Solutions, LLC completed all work items.

The final Contract amount was \$55,074.11. Approval was recommended.

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

RESOLUTION NO. 57

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 Security Solutions, LLC be approved; and designating and authorizing the Chairwoman to execute said Certificate of Completion-Consolidated.

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 Underhill 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 Security Camera & Surveillance Equipment Project at North Rocliffe Apartments, Mass. 6-13.

The General Contractor, Security Solutions, LLC substantially completed work items on March 29, 2023. Approval was recommended.

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

RESOLUTION NO. 58

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

That the Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at North Rocliffe Apartments, Mass. 6-13 be approved and designating and authorizing the Chairwoman to execute said Certificate of Substantial Completion.

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.

The next item was the Certificate of Completion-Consolidated for the Security Camera & Surveillance Equipment Project at North Rocliffe Apartments, Mass. 6-13.

The General Contractor, Security Solutions, LLC completed all work items.

The final Contract amount was \$45,779.22. Approval was recommended.

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

RESOLUTION NO. 59

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 Security Solutions, LLC 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 the Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at Bennie Costa Plaza, Mass. 6-16.

The General Contractor, Security Solutions, LLC substantially completed work items on March 29, 2023. Approval was recommended.

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

RESOLUTION NO. 60

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

That the Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at Bennie Costa Plaza, Mass. 6-16 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 Commissioner Burns Commissioner Underhill Commissioner Medeiros 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 Security Camera & Surveillance Equipment Project at Bennie Costa Plaza, Mass. 6-16.

The General Contractor, Security Solutions, LLC completed all work items.

The final Contract amount was \$60,618.84. Approval was recommended.

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

RESOLUTION NO. 61

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 Security Solutions, LLC be approved; and designating and authorizing the Chairwoman to execute said Certificate of Completion-Consolidated.

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 Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at Riley Plaza, Mass. 6-17.

The General Contractor, Security Solutions, LLC substantially completed work items on March 29, 2023. Approval was recommended.

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

Regular Meeting of 4/10/23

RESOLUTION NO. 62

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

That the Certificate of Substantial Completion for the Security Camera & Surveillance Equipment Project at Riley Plaza, Mass. 6-17 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 Bentley, and the “Ayes” and “Nays” were as follows:

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

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

The next item was the Certificate of Completion-Consolidated for the Security Camera & Surveillance Equipment Project at Riley Plaza, Mass. 6-17.

The General Contractor, Security Solutions, LLC completed all work items.

The final Contract amount was \$33,649.49. Approval was recommended.

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

RESOLUTION NO. 63

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 Security Solutions, LLC 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 Bentley, and the “Ayes” and “Nays” were as follows:

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

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

The next item was Change Order No. 1 for the Emergency Fire Alarm Control Panel Upgrade at James A. O'Brien, Sr. Apartments, Mass. 6-5.

Change Order No. 1 is an INCREASE of \$4,102.00 to the Contract for the Upgrade. There was increase to the Contract time. Approval was recommended.

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

RESOLUTION NO. 64

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

That Change Order No. 1 for the Fire Alarm Control Panel Upgrade at James A. O'Brien, Sr. Apartments, Mass. 6-5, increasing the Contract by \$4,102.00 for the Upgrade, 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 Underhill		
Commissioner Bentley		
Chairwoman Sahady		

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

The next item was the Certificate of Substantial Completion for the Emergency Fire Alarm Control Panel Upgrade at James A. O'Brien, Sr. Apartments, Mass. 6-5.

The General Contractor, Fire Equipment, Inc., substantially completed work items on , 2023. Approval was recommended.

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

RESOLUTION NO. 65

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

That the Certificate of Substantial Completion for the Emergency Fire Alarm Control Panel Upgrade at James A. O'Brien, Sr. Apartments, Mass. 6-5 be approved and designating and authorizing the Chairwoman to execute said Certificate of Substantial Completion.

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:

Regular Meeting of 4/10/23

<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 next item was the Certificate of Completion-Consolidated for the Emergency Fire Alarm Control Panel Upgrade at James A. O'Brien, Sr. Apartments, Mass. 6-5.

The General Contractor, Fire Equipment, Inc., completed all work items.

The final Contract amount was \$27,969.00. Approval was recommended.

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

RESOLUTION NO. 66

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 Fire Equipment, 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	None	
Commissioner Burns		
Commissioner Bentley		
Commissioner Medeiros		
Chairwoman Sahady		

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

MISCELLANEOUS

The first item was the contract for Kitchen Appliances. One (1) company responded to the recent solicitation, as follows:

COMPANY NAME	CONTRACT AMOUNT
Haier Appliance Solutions (dba GE Appliances)	\$490,942.00

Mr. McCoy advised that Hair Appliance Solutions of Louisville, KY submitted a responsive three (3) year bid in an amount of \$490,942.00. Haier Appliance Solutions (GE Appliances) has performed satisfactorily in prior supply contracts with the Fall River Housing Authority. A due diligence search of various debarment lists yielded no issues.

Based on their low responsive bid and past satisfactory service, it was recommended that a three (3) year contract be awarded to Haier Appliance Solutions, in an amount not to exceed \$490,942.00, with two (2) separate and distinct yearly options to renew at the sole discretion of the FRHA. The submitted price/offer is deemed to be price reasonable. The prices represent only a 16% increase over a six (6) year period. Considering the challenges faced logistically by vendors throughout all sectors of the supply chain, Mr. McCoy advised that this increase appears reasonable.

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

RESOLUTION NO. 67

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

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

The next item was a contract for Integrated Pest Management Services. Two (2) companies responded to the recent solicitation, as follows:

COMPANY NAME	PROPOSAL RATING
Waltham Pest Services	Highly Advantageous
Eco Systems Pest	Non-Responsive

The price proposal for Waltham Pest Services was evaluated and opened with the following results:

COMPANY NAME	CONTRACT AMOUNT
Waltham Pest Services	\$758,040.00

Waltham Pest Services has shown to be both qualified and responsive regarding our pest control needs. The evaluation committee gave the vendor a technical grade of Highly Advantageous. Furthermore, our recent experience with this firm has been extremely positive. A due diligence search did not reveal any debarment issues regarding this company.

Based on the internal exceptional reviews from FRHA employees, preference from the evaluation committee, and the due diligence debarment review, it was recommended that a three (3) year contract be awarded to Waltham Pest Services, in an amount not to exceed \$758,040.00, with a FRHA option to renew for two (2) additional years, at the sole discretion of the Authority.

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

RESOLUTION NO. 68

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

That permission to award a three (3) year contract to Waltham Pest Services for Integrated Pest Management Services, in an amount not to exceed \$758,040.00, with a FRHA option to renew for two (2) additional years, at the sole discretion of the Authority, 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	None	
Commissioner Underhill		
Commissioner Medeiros		
Commissioner Bentley		
Chairwoman Sahady		

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

The next item was the purchase of a Ford F-150 Pick-Up Truck. One (1) company responded to a recent solicitation for the purchase of a 2023 Ford F-150 Pick-Up Truck, as follows:

COMPANY NAME	PRICE
Empire Ford of New Bedford	\$48,815.00
	-\$40,200.00 (for trade in of F-250)
	<hr/> \$8,615.00 (final price)

The vendor is in the auto sales industry with a record of satisfactory service to the FRHA. A due diligence search of several Mass. Debarment lists did not reveal disciplinary or derogatory information.

Based on the vendor’s reasonable price offer, their experience in the industry and a due diligence background check, it was recommended that the award of a purchase order in the amount of \$8,615.00 be approved.

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

RESOLUTION NO. 69

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

That permission to award a purchase order in the amount of \$8,615.00 for the purchase of a 2023 Ford F-150 from Empire Ford of New Bedford, 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 a Window Replacement Project at 220 Johnson Street (Management Building).

One (1) company responded to a recent solicitation, as follows:

COMPANY NAME	CONTRACT AMOUNT
Door and Glass Innovations	\$23,589.00

Upon review, the listed contractor is an On-Call vendor who possesses the skills and integrity to complete this project successfully. An online review of debarment databases did not reveal any derogatory issues or disciplinary citations. Based on this information and their reasonable price proposal, it was recommended that a contract be awarded to Door & Glass Innovations, in an amount of \$23,589.00.

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

RESOLUTION NO. 70

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

That permission to award a contract to Door & Glass Innovations,
for the Window Replacement Project at 220 Johnson Street (Management
Building) in an amount of \$23,589.00, 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 Underhill		
Commissioner Medeiros		
Chairwoman Sahady		

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

The next item was a presentation by Michael Dion, Executive Director of Fall River Community Development Agency (CDA) regarding a Community Housing Development Organization (CHDO).

Mr. Dion introduced himself and gave a lengthy presentation about CHOD(s) that currently work with the Community Development Agency on a number of affordable housing projects in Fall River. Mr. Sbardella and the Commissioners advised that they will discuss the pros and cons of the FRHA establishing a CHDO and will get back to Mr. Dion in the near future with a decision. Mr. Sbardella thanked Mr. Dion for taking time out of his busy schedule to make such a detailed and informative presentation.

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.

Attorney Sousa distributed his responses to Mr. Higgins regarding the February 20, 2023 and March 11, 2023 Open Meeting Law Complaints to the Board members, and advised that he will mail said responses to Mr. Higgins, with a copy to the Attorney General's office within the next day or two. A motion was made by Commissioner Medeiros, seconded by Commissioner Bentley and carried by unanimous vote to accept the responses prepared by Attorney Sousa.

The next item was the Amendment No. 6 to the Cooperation Agreement, dated April 10, 2023. An Amendment to the Cooperation Agreement is made whenever the total number of units changes.

The Fall River Housing Authority makes annual payments to the City in lieu of property taxes after the end of each fiscal year established for each Project, and shall be in an amount equal to either 1) 10% of the shelter rent charged by the LHA in respect to such Project during

such fiscal year, or 2) the amount by which the real property taxes which would have been paid to all Taxing Bodies for such fiscal year if such Project were not exempt from taxation exceeds 20% of the Federal Annual Contribution actually payable with respect to such Project for such fiscal year, provided that if two or more Projects are covered by one contract with the PHA for annual contributions, the amount of the Federal Annual Contribution actually payable with respect to each Project shall be determined by pro-rating the total Federal Annual Contribution actually payable with respect to all such Projects in proportion to the development cost of the respective Projects, or 3) the amount permitted to be paid by applicable State law in effect on the date such payment is made, whichever amount is the lowest.

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

RESOLUTION NO. 71

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

That Amendment No. 6 to the Cooperation Agreement, dated
April 10, 2023, is approved.

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

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

PERSONNEL

The first item was the resignation of Alejandro Ramirez, Public Housing Administrative Assistant, effective on March 15, 2023. It was requested that the Board accept Mr. Ramirez's resignation.

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

RESOLUTION NO. 72

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

That the resignation of Alejandro Ramirez, Public Housing
Administrative Assistant, effective on March 15, 2023 is 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:

Regular Meeting of 4/10/23

<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 retirement of Michael Linhares, Director of Buildings & Grounds, effective on May 4, 2023. It was requested that the Board accept Mr. Linhares' retirement.

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

RESOLUTION NO. 73

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

That the retirement of Michael Linhares, Director of Buildings &
Grounds, effective on May 4, 2023, is 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.

Due to the recent promotion of Brian Montalvo to Clerk Interviewer, the Receptionist position in the HCV/Section 8 Department became vacant, and was posted in-house and on our website. Since no in-house employees applied, the one applicant who applied via the website was interviewed. The Screening Committee determined that Deysi Perez, a former employee of the Authority would be a good candidate for re-hire. It was requested that the Board ratify Ms. Perez's appointment.

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

RESOLUTION NO. 74

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

That the appointment of Deysi Perez to the position of
“Temporary” Receptionist HCV/Section 8 Department,
effective on Monday, March 30, 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 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.

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 Update (Unit A)**).

At 5:30 p.m. a motion was made by Commissioner Bentley seconded by Commissioner
Underhill, and carried by unanimous roll call vote to go into Executive Session. A motion was
made by Commissioner Medeiros, seconded by Commissioner Bentley, and carried by
unanimous roll call vote to not resume in Open Session following the Executive Session.

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



Kevin Sbardella, Secretary