

**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**

June 7, 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, JUNE 12, 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 May 8, 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 Report (Year-End)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

a) Certificate of Substantial Completion for the Roof Replacement and Roof Penthouse/Balcony Repairs at Cottell Heights

Recommended Action: approval

3.

- b) Contract Award for the New Lighting Protection System at Cardinal Medeiros Towers

Recommended Action: award contract to lone bidder, Smokestack Lighting, Inc., in the amount of \$34,640.00

2. Miscellaneous

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

*(This is a definitive clarification of a line item which was approved at the April 10, 2023 Board meeting. The Cooperation Agreement between the City of Fall River and the Fall River Housing Authority (FRHA) is an agreement for Payments in Lieu of Taxes (PILOT) to the City from the FRHA. This update revises the number of Federal units from the **November 9, 2009 Cooperation Agreement** by reducing the number of units from 2,128 to 2,040—a reduction of 88 units)*

Recommended Action: ratification of Board approval on 4/10/23

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

Recommended Action: response to Patrick Higgins and the Attorney General's office regarding OML complaint filed by Mr. Higgins, dated 4/10/2023

- c) Plumbing Supplies/Inventory Contracts

Recommended Action: award three (3) one-year contracts to Fall River Winsupply, Supply New England and Plumbers Supply Company, in an amount not to exceed \$50,000.00 each

- d) Amendment to the Contract for Supplemental Police Services (10/1/22 to 9/30/23) Increasing the Contract by \$80,000.00

Recommended Action: discussion/approval

4.

3. Personnel

a) Retirement of Employee

Recommended Action: accept retirement of William Primo, Maintenance Mechanic, effective on June 30, 2023

b) Clerk Interviewer Positions (2)

**Recommended Action: ratify appointments of:
(separate votes)**

- 1. Chelsea Cote**
- 2. Christine Jordan**

c) Management Department Support Assistant Position

Recommended Action: ratify appointment of Raiza Galindez

d) Rental Integrity Program Specialist Position

Recommended Action: ratify appointment of Stephanie Linhares

e) "Temporary" Maintenance Mechanic 1/Floater Positions (4)

**Recommended Action: ratify appointments of
(separate votes)**

- 1. Ryan Dore**
- 2. Lawrence Fonseca**
- 3. Cody Medeiros**
- 4. Alex Volpe**

5.

EXECUTIVE SESSION

- a) Litigation Status for Superior Court Filing Civil Docket
No. 2173CV00570

(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