

**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**

August 9, 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, AUGUST 14, 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 July 10, 2023 and Executive Session Minutes from February 13, 2023 to June 12, 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 (Director of Finance)**

a. Monthly Financial Statements (June)

**Recommended Action: approval**

b. State Quarterly Modernization Report (for Period Ending 6/30/2023)

**Recommended Action: approval**

**6. Update from Executive Director**

**Recommended Action: for information**

**New Business**

1. **Modernization**

- a) Change Order No. 2 for the Roof Replacement and Roof Penthouse/  
Balcony Repairs at George H. Cottell Heights

(Change Order No. 2 is a CREDIT in the amount of \$23,358.36 to  
the Contract, and Contract duration has been increased by 168 days.)

**Recommended Action: approval**

- b) Certificate of Completion-Consolidated for the Roof Replacement and  
Roof Penthouse/Balcony Repairs at George H. Cottell Heights

**Recommended Action: approval**

- c) Permission to Advertise for Bids for Emergency Facade Repairs at  
Frank B. Oliveira Apartments

**Recommended Action: approval**

- d) Permission to Advertise for Bids for Unit Rehabilitation at Bennie Costa  
Plaza, Apt. #301 (due to fire damage)

**Recommended Action: approval**

- e) Permission to Advertise for Bids for National Grid Transformer  
Replacement at Edward F. Doolan Apartments

**Recommended Action: approval**

- f) Contract Award for the Roof Replacement at 9 & 21 Corbett Street--  
Chapter 689-1 (EOHLC #095165)

**Recommended Action: award contract to low bidder, FGR  
Contractor Corp., in the amount of \$39,715.00, contingent  
upon final approval from EOHLC**

4.

2. **Miscellaneous**

- a) Private Security Services at Edward F. Doolan Apartments

**Recommended Action: discussion to continue security services at this site, and permission to solicit new price quotes**

3. **Personnel**

- a) Retirement of Employee

**Recommended Action: accept (disability) retirement of Jeffrey Estrella, Maintenance Mechanic, effective on May 22, 2021**

- b) Resignation of Employee

**Recommended Action: accept resignation of Ruth Andino, Clerk Interviewer, effective on July 10, 2023**

- c) Resignation of Employee

**Recommended Action: accept resignation of Vanessa Cooper, Clerk Interviewer, effective on July 14, 2023**

- d) Permanent Employee Status

- 1) Timothy Burke, Associate Director of Property Management
- 2) Elizabeth Burns, Director of Human Resources
- 3) Jason Forcier, Director of Maintenance
- 4) Todd Benevides, Director of Maintenance
- 5) Mark Silva, Maintenance Foreman/Leader
- 6) Kevin Rodrigues, Maintenance Foreman/Leader
- 7) Francisco DeLomba, Maintenance Mechanic 1/Floater
- 8) Deysi Perez, Section 8 Receptionist

**Recommended Action: ratify approval**

5.

e) Clerk Interviewer Positions (2)

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

- 1) Cheyanne Laberge
- 2) Hellora Silva

f) Work Order/Facilities Coordinator Job Description

**Recommended Action: approval**

**EXECUTIVE SESSION**

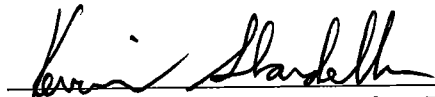
a) Personnel Matter

**(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (1) to discuss discipline or dismissal of, or complaints or charges against, a public officer, employee, staff member or individual)**

**Recommended Action: discussion/recommendation**

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg