

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

The members of the Fall River Housing Authority met in Regular Session on Monday, July 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

ABSENT

Mary L. Sahady
David Underhill
Jason Burns
Jo Ann Bentley
John Medeiros

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, July 10, 2023, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY



Secretary

Dated: July 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 July 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 July, 2023.



Secretary

Regular Meeting of 7/10/23

CITIZEN INPUT

Chairwoman Sahady asked if anyone in the listening audience wished to speak during the Citizen Input time.

Patrick Higgins, a resident of Cardinal Medeiros Towers, asked if the FRHA would put a chair in each elevator which could be used if anyone gets stuck and has to wait for assistance. Mr. Higgins advised that someone was stuck in one of the elevators at Cardinal Medeiros Towers at approximately 8:30 a.m., and when that person pressed the call button for assistance, the call was answered by a recording. Mr. Sbardella advised that the elevator company has been reprogramming all of our elevators to go directly to 911. If, for any reason, that particular elevator had not been reprogrammed yet, it may have gone to our answering service. Mr. Sbardella advised that he would make sure that all elevators have been reprogrammed.

Commissioner Burns also recommended that if anyone gets stuck in an elevator, they should call 911, as well as utilizing the call button in the elevator.

Mr. Sbardella added that unfortunately it would not be feasible to put a chair in the elevators as the elevator cars are rather small, and added that under normal circumstances, it should only take a few minutes for aid to be rendered.

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 remainder of the Board agenda.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on June 12, 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 Medeiros seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

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

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	143413-144455	\$1,877,910.10
	206924-206952	\$18,526.80
	103106-103140	\$41,931.00
	15012-15013	\$66.00
FEDERAL FUND	116285-116373	\$648,081.44
REVOLVING FUND	73811-75782	\$832,271.67
STATE FUND	8798-8813	\$40,888.95
200-C MOD	1860-1861	\$544.50
	TOTAL	\$3,460,220.46

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

FEDERAL FUND	\$648,066.44
REVOLVING FUND	\$826,581.49
STATE FUND	\$40,888.95
200-C MOD	\$544.50
ENERGY TRUST FUND	-----
TOTAL	\$1,516,081.38

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

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of June 30, 2023, is as follows:

Family.....	2862
Elderly.....	788
Mixed Population.....	1284

After a brief discussion, a motion was made by Commissioner Bentley, seconded by Commissioner Burns, and carried by unanimous vote to accept the Management Reports as submitted.

The next item was the Monthly Financial Report(s), for April and May, 2023, which were included with the Board packets.

Following a brief discussion, a motion was made by Commissioner Medeiros, seconded by Commissioner Burns, and carried by unanimous vote to approve the Financial Report(s), as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Mr. Sbardella advised that the FRHA Summer events are in full swing beginning this month with senior concerts, cookouts, movie nights, lunch program, field trips, community fairs and youth works programs at most of our sites. Joey DaSilva, Program & Services Coordinator, is once again, doing a great job coordinating all of these events.

During the summer months, especially when we have a significant heat/humidity wave, our community halls are open and utilized as “cooling” centers for residents who may not have air conditioning in their units, or who just want to join other residents and enjoy the air conditioned halls. The FRHA also provides cold bottled water for anyone utilizing the community halls.

Lastly, Mr. Sbardella advised that William Primo, a long-term Maintenance employee who gave twenty-three (23) years of service to the Authority, recently retired; and as a token of our appreciation for his hard work, Mr. Primo was presented with a gift and a gift card on behalf of the Board and the Administration.

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

NEW BUSINESS**MODERNIZATION**

The Board was briefed on the following Modernization items.

The first item was Change Order No. 2 for the Roof Replacement and Roof Penthouse/Balcony Repairs at George H. Cottell Heights, Mass. 6-10.

Change Order No. 2 is a CREDIT in the amount of \$23, 358.36 to the Contract for the following: 1) +\$3,641.64 to add additional roofing/sheet metal work at the vestibule roof and 2) -\$27,000.00 credit for the reuse of perimeter wood blocking. The Contract duration time increased by 168 days.

Approval was recommended.

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

RESOLUTION NO. 100

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

That Change Order No. 2 for the Roof Replacement and Roof Penthouse/Balcony Repairs at George H. Cottell Heights, Mass. 6-10, decreasing the Contract amount by \$23,358.36 for 1) +\$3,641.64 to add additional roofing/sheet metal work at the vestibule roof and 2) -\$27,000.00 credit for the reuse of perimeter wood blocking, and adding an additional 168 days to the Contract duration time, is approved.

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.

The last item was the Certificate of Completion-Consolidated for the Roof Replacement and Roof Penthouse/Balcony Repairs at George H. Cottell Heights, Mass. 6-10.

Due to the Authority not receiving the final close out documentation prior to the Board meeting, it was recommended that this item be tabled until the August meeting.

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

RESOLUTION NO. 101

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

That permission to table the Certificate of Completion-Consolidated for the Roof Replacement and Roof Penthouse/Balcony Repairs at George H. Cottell Heights, Mass. 6-10 until the August Board meeting, 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 Commissioner Underhill Commissioner Bentley Commissioner Medeiros Chairwoman Sahady	None	

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

MISCELLANEOUS

There were no items under this heading.

PERSONNEL

The first item was the resignation of Carla Escalazy, Clerk Interviewer, effective on June 20, 2023. It was requested that the Board accept Ms. Escalazy’s resignation.

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

RESOLUTION NO. 102

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

That the resignation of Carla Escalazy, Clerk Interviewer, effective on June 20, 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:

<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.
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Due to recent retirements of various Maintenance employees, we continue to post vacant positions in-house and on our website. Daniel Hernandez applied for a Custodian position and was chosen for an interview since no employees responded to the in-house posting. Mr. Hernandez was recommended for appointment by the Screening Committee, and it was requested that the Board ratify his appointment.

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

RESOLUTION NO. 103

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

That the appointment of Daniel Hernandez to the position of Maintenance Custodian/Floater, effective on Monday, June 12, 2023, with a work week consisting of 40 hours, Monday through Friday, from 7:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, a rate of \$19.47 (federal) and \$27.94 (state), contingent on a twelve (12) month probationary period, and favorable evaluation, is approved.

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

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

At 5:00 p.m. a motion was made by Commissioner Burns, seconded by Commissioner Bentley, and carried by unanimous roll call vote to adjourn the meeting.



Kevin Sbardella, Secretary