

**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**

September 6, 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, SEPTEMBER 11, 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 August 14, 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 (July)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Certificate of Substantial Completion for the New Lightning Protection System at Cardinal Medeiros Towers

Recommended Action: approval

3.

- b) Certificate of Completion-Consolidated for the New Lightning Protection System at Cardinal Medeiros Towers

Recommended Action: approval

- c) Contract Award for the Unit Rehabilitation at Bennie Costa Plaza (Apt. #301)

Recommended Action: award contract to low bidder, Zander Corporation, in the amount of \$192,000.00

- d) Permission to Advertise for Bids for Security Video Improvements at Father Diaferio Village

Recommended Action: approval

- e) Permission to Advertise for Bids for the Centralized USPS Mail Station at Doolan Apartments

Recommended Action: approval

2. Miscellaneous

- a) Authorization to allow the Executive Director to sign any and all real property closing documents necessary to complete the sale of **229 Highland Avenue** to Southcoast Hospitals Group, Inc. (Approve *Vote of Corporate Board Authorization* for Kevin Sbardella to endorse and authorize all documents related to the sale)

Recommended Action: approval

- b) Supplemental Police Services Contract

Recommended Action: continuation of contract for a one (1) year period, beginning October 1, 2023 to September 30, 2024, for five (5) officers, in an amount not to exceed \$499,220.00

4.

c) Animal Control Officer Contract

Recommended Action: continuation of contract for a one (1) year period, beginning October 1, 2023 to September 30, 2024, in an amount not to exceed \$17,500.00

d) HUD Section 8 Payment Standards (Effective November 1, 2023)

Recommended Action: approval

e) HUD Flat Rent Schedule (Effective October 1, 2023/January 1, 2024)

Recommended Action: approval

f) EOHLIC (formerly DHCD) Wage Match Certification for FY2022

Recommended Action: approval

g) On-Call Trade Services Contracts for Painting, Electrical Door/
Glass Fabrication, and Flooring Installation & Repairs

Recommended Action: award 15 six (6) month contracts to each of the various Contractors (listed on attached award memo), in an amount not to exceed \$50,000.00 for each contract

h) Ford F-150 Pick-Up Truck and Ford F-350 Stake Body with Plow

Recommended Action: permission to solicit bids

3. Personnel

a) Clerk Interviewer Position (Section 8)

Recommended Action: ratify appointment of Sharon Soares

5.

b) Clerk Interviewer Positions (Public Housing (2))

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

- 1. Zulayka DeJesus Cruz**
- 2. Olivia Rainville**

c) Work Order/Facilities Coordinator Position

Recommended Action: approve appointment of Joyce Pereira

d) Permanent Employment Status

**Recommended Action: approve appointment of Mark
Amarantes, Maintenance Mechanic 1/Floater**

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