

MINUTES OF THE REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, SEPTEMBER 11, 2023

The members of the Fall River Housing Authority met in Regular Session on Monday, September 11, 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
Jo Ann Bentley
John Medeiros

ABSENT

Jason Burns

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, September 11, 2023, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY



Secretary

Dated: September 7, 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 September 7, 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 11th day of September, 2023.



Secretary

Regular Meeting of 9/11/23

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 remainder of the Agenda.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on August 14, 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 Underhill seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

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

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	145504-146547	\$1,843,915.42
	206980-207002	\$22,826.80
	103176-103209	\$41,274.00
	15017-15018	\$58.00
FEDERAL FUND	116437-116514	\$733,256.90
REVOLVING FUND	75964-76148	\$661,699.89
STATE FUND	8826-8839	\$56,624.31
200-C MOD	----	----
	TOTAL	\$3,376,496.42

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

FEDERAL FUND	\$17,987.97
REVOLVING FUND	\$184,544.98
STATE FUND	\$3,911.98
200-C MOD	----
ENERGY TRUST FUND	----
	TOTAL
	\$206,444.93

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

Communications: None

REPORT OF THE SECRETARY

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

Family.....	3089
Elderly.....	853
Mixed Population.....	1356

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

The next item was the Monthly Financial Report for July, 2023 which was included with the Board packets.

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

UPDATE FROM EXECUTIVE DIRECTOR

Mr. Sbardella advised that Deputy Director Tim McCoy coordinated a meeting with the residents of Mitchell Heights and Waltham Pest Services to discuss some of the residents’ concerns. A meeting with City officials and Waltham Pest Services was held prior to the Mitchell Heights meeting. Site management has always been very proactive in their approach to pest control, not reactive. The meeting was very productive and it enlightened the residents on what can and cannot be done with regard to pest management, as well as preparation for extermination services. The residents were happy with the results of the meeting, and Mr. Sbardella thanked Mr. McCoy for coordinating both meetings.

Mr. Sbardella advised that once again our Community Halls were prepared as cooling centers during the recent heat wave by having air conditioners running and plenty of bottled water available for the residents. Mr. Sbardella thanked Ed Majewski for coordinating this effort.

Mr. Sbardella advised that he, Mr. McCoy and Attorney Sousa met with Sergeant Mendes and Captain Furtado of the Fall River Police Department to discuss ongoing services at our sites as part of our Supplemental Police Contract. The meeting was very productive.

Lastly, Mr. Sbardella advised that the October Board meeting date has been tentatively changed to **Monday, October 16, 2023**, due to the Columbus Day holiday which falls on the second Monday of the month. A reminder e-mail will be sent to all involved at the beginning of October.

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 the Certificate of Substantial Completion for the New Lightning Protection System at Cardinal Medeiros Towers, Mass. 6-8.

The General Contractor, Smokestack Lightning, Inc., substantially completed work on August 17, 2023.

Approval was recommended.

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

RESOLUTION NO. 121

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

That the Certificate of Substantial Completion for the New Lightning Protection System at Cardinal Medeiros Towers, Mass. 6-8, is approved.

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

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

The next item was the Certificate of Completion-Consolidated for the New Lightning Protection System at Cardinal Medeiros Towers, Mass. 6-8.

The General Contractor, Smokestack Lightning, Inc., completed all work items. The final contract amount was \$34,640.00, and approval was recommended.

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

RESOLUTION NO. 122

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 Smokestack Lightning, Inc. 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 Medeiros, and the “Ayes” and “Nays” were as follows:

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

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

The next item was the Contract Award for Unit Rehabilitation at Bennie Costa Plaza, Apt. #301, Mass. 6-16, due to a fire in that unit.

Three (3) bids were received and opened on August 31, 2023, with the following results:

COMPANY NAME	BASE BID
Zander Corporation 8 Elk Run Drive Middleboro, MA	\$192,000.00
DDC Construction, Inc. 20 Query Street New Bedford, MA	\$205,900.00
Coletta Construction Co., Inc. 44 Hollister Road Seekonk, MA	\$248,785.00

The Project Scope of Work consists of the complete reconstruction of the fire damaged unit (#301).

It was recommended that Contract be awarded to the low bidder, Zander Corporation, in the amount of \$192,000.00.

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

RESOLUTION NO. 123

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

That permission to award a contract for the Unit Rehabilitation at Bennie Costa Plaza, Mass. 6-16 (Apt. #301) to the low bidder, Zander Corporation, in an amount of \$192,000.00, is approved.

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 Commissioner Bentley Commissioner Underhill Chairwoman Sahady	None	Commissioner Burns

Regular Meeting of 9/11/23

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

The next item was Permission to Advertise for Bids for the Security Video Improvements at Father Vincent Diaferio Village, Mass. 6-3. Approval was recommended.

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

RESOLUTION NO. 124

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

That Permission to Advertise for Bids for the Security Video
Improvements at Father Vincent Diaferio Village, Mass. 6-3,
is approved.

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

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

The last item was Permission to Advertise for Bids for the Centralized USPS Mail Station at Edward F. Doolan Apartments, FR 662. Approval was recommended.

Mr. Sbardella thanked Deb Morrissette, Associate Director of Property Management, and the residents of Doolan Apartments for bringing up the need to update the mail box system currently at this site; and, with the assistance of our maintenance staff and the United States Postal Service, the centralized mail station will be provided.

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

RESOLUTION NO. 125

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

That Permission to Advertise for Bids for the Centralized USPS
Mail Station at Edward F. Doolan Apartments, FR 662, is approved.

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 Commissioner Bentley Commissioner Underhill Chairwoman Sahady	None	Commissioner Burns

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

MISCELLANEOUS

The first item was the sale of 229 Highland Avenue (former Chapter 689-2 Program housing for people with special needs) to Southcoast Hospitals Group, Inc. and authorization to allow the Executive Director to sign any and all real property closing documents necessary to complete the sale. It was requested that the Board approve the Vote of Corporate Board Authorization for Kevin Sbardella to endorse and authorize all documents related to this sale.

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

RESOLUTION NO. 126

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

That the Vote of Corporate Board Authorization for Kevin Sbardella, Executive Director, to endorse and authorize all documents related to the sale of 229 Highland Avenue to Southcoast Hospitals Group, Inc. and authorization to allow the Executive Director to sign any and all real property closing documents necessary to complete this sale is approved.

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 Commissioner Underhill Commissioner Bentley Chairwoman Sahady	None	Commissioner Burns

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

The next item was the Supplemental Police Services Contract which is set to expire on September 30, 2023. Mr. Sbardella advised that after meeting with the Mayor and Chief of Police some months ago, it was requested that the Fall River Housing Authority consider increasing the contract amount by \$89,220.00, bringing the total from \$410,000.00 to \$499,220.00 for the one (1) year period beginning on October 1, 2023 through September 30, 2024, for five (5) officers.

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

RESOLUTION NO. 127

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

That the Supplemental Police Services Contract, beginning on October 1, 2022 through September 30, 2023, for five (5) Officers, in an amount not to exceed \$499,220.00, is approved.

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

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

Mr. Sbardella advised that the Animal Control Officer Contract is set to expire on September 30, 2023 as well, and it was requested that the Board approve the continuation of this Contract, beginning on October 1, 2023 through September 30, 2024, in the amount of \$17,500.00.

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

RESOLUTION NO. 128

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

That the Animal Control Officer Contract, beginning on October 1, 2023 through September 30, 2024, in the amount of \$17,500.00, is approved.

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 Commissioner Underhill Commissioner Bentley Chairwoman Sahady	None	Commissioner Burns

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

The next item was the new Housing Choice Voucher Program/Section 8 Payment Standards, effective on November 1, 2023.

NO. OF BEDROOMS	PUBLISHED FMR	PAYMENT STANDARD
0	\$1,289	\$1,379
1	\$1,398	\$1,496
2	\$1,693	\$1,812
3	\$2,047	\$2,190
4	\$2,536	\$2,714

PLEASE NOTE: THE ABOVE PUBLISHED FMR(S) INCLUDE ALL UTILITIES

For our HCV program (Section 8 vouchers), determination of rents paid to landlords is based upon HUD published Fair Market Rents (FMR's) in each housing authority's locality. Here, the City of Fall River is included in the Providence and Warwick, Rhode Island locality (statistical area).

Additionally, for housing authorities experiencing higher rental rates than published FMR's, HUD permits housing authorities to increase payment standards up to 110% of these published rates. This helps voucher holders find and/or keep suitable housing.

In Fall River, as all over the country, Section 8 voucher holders are struggling to find and/or keep affordable apartments due to increasing private rents, as well as a shortage of available housing. Last year, the FRHA payment standards were set at 105% of the published FMRs to assist our voucher holders.

Due to the historic increase HUD has awarded PHAs, the payment standards will be set at 107%. This new payment standard will be in effect on 11/01/2023. (Although not necessary, this rate has been reviewed and concurred with HUD.)

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

RESOLUTION NO. 129

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

That the new Housing Choice Voucher Program/Section 8 Payment Standards, effective on November 1, 2023, as listed above, are approved.

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 Commissioner Bentley Commissioner Underhill Chairwoman Sahady	None	Commissioner Burns

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

The next item was the new FFY24 Flat Rent and Maximum Rent Tables for Federal Public Housing Programs, effective on or after October 1, 2023 for New Admissions and on or after January 1, 2024 for Annual Re-certifications, as follows:

NO. OF BEDROOMS	HUD FMR	FLAT RENT	MAXIMUM RENT*
0	\$1,289	\$1,031	\$1,031
1	\$1,398	\$1,118	\$1,118
2	\$1,693	\$1,354	\$1,354
3	\$2,047	\$1,638	\$1,638
4	\$2,536	\$2,029	\$2,029
5	\$3,804	\$3,043	\$3,043

*Used for calculating Prorated Rent under the HUD Mixed Family Rule

It was requested that the Board approve the updated FFY2024 Flat Rent and Maximum Rent Schedules as listed above.

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

RESOLUTION NO. 130

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

That the new FY2024 Flat Rent and Maximum Rent Schedules for Federal Public Housing Programs, effective on or after October 1, 2023 for New Admissions and on or after January 1, 2024 for Annual Re-certifications, as listed above, are approved.

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

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

The next item was the EOHLC (formerly DHCD) Wage-Match Certification for State Housing Program Tenants.

Wage Match must be conducted for state housing program tenants, including tenants in conventional housing, MRVP and AHVP, for every adult member (aged 18 and over) of the tenant household residing in State housing programs. All Massachusetts housing authorities and non-profit agencies that administer state-funded housing programs must participate in the Wage Match program, which was first implemented in 2004.

Because LHAs and non-profits, through this system, have access to “personal data”, as defined by M.G.L. c. 66A, LHAs and non-profits must ensure the confidentiality of information requested and received through the wage match system.

Chairwoman Sahady and Mr. Sbardella are required to sign the Wage-Match Certification for FY2022, indicating that both have read and thoroughly understand the contents of PHN 2023-03 and 2019-16, as well as indicating that all authorized employees using the wage match system have read and signed a Wage Match Acknowledgement Regarding Confidentiality of Information, DOR Disclosure and Security Training for Safeguarding Information, and that the FRHA has these signed acknowledgements on file for FY2022. It was requested that the Board authorize Chairwoman Sahady and Mr. Sbardella to sign said certification.

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

RESOLUTION NO. 131

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

That the EOHLC Wage Match Certification for FY2022, executed by Chairwoman Sahady and Kevin Sbardella, Executive Director, is approved.

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 Commissioner Bentley Commissioner Underhill Chairwoman Sahady	None	Commissioner Burns

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

The next item was the On-Call Trades Services Contracts for Painting, Electrical Door/Glass Fabrication, and Flooring Installation and Repairs.

Mr. McCoy advised that various vendors responded to a recent solicitation for a number of six (6) month contracts for the above-listed trades, as follows:

COMPANY NAME	<u>CONTRACT AMOUNTS NOT TO EXCEED \$50,000 EACH</u>
Acushnet Painting & Carpentry (Painting \$45 p/h)	
Paul Nunes & Sons (Painting \$45 p/h)	
WM Painting, Inc. (Painting \$70 p/h)	
Joe’s Carpet (Painting \$60 p/h)	
All Phase Carpentry Motta (Door & Glass Fabrication/Repair \$45 p/h)	
All Phase Carpentry Motta (Painting \$45 p/h)	
CHM Contracting (Door & Glass Fabrication/Repair \$45 p/h)	
CHM Contracting (Painting \$45 p/h)	
Chaves Construction (Painting \$95 p/h)	
Door & Glass Innovations (Door & Glass Fabrication/Repair \$80)	
Joe’s Carpet (VCT \$3.75 sq. ft./ VCT + Luan \$4.75 sq. ft./ Cove Base \$.50)	
Acushnet Painting and Carpentry (VCT \$3.00 sq. ft./VCT + Luan \$4.50 sq. ft./Cove Base \$1.50)	
Paul Nunes & Sons (VCT \$3.00 sq. ft./VCT + Luan \$4.75 sq. ft./Cove Base \$1.50)	
CHM Contracting (VCT \$3.00 sq. ft./VCT + Luan \$4.75 sq. ft./Cove Base \$1.50)	
All Phase Carpentry Motta (VCT \$3.00 sq. ft./VCT + Luan \$4.75 sq. ft./Cove Base \$1.50)	

Mr. McCoy advised that upon review, the listed Contractors possess the skills and integrity to participate as an on-call vendor for the FRHA. It was recommended that a six (6) month contract be awarded to the Contractors, in an amount not to exceed \$50,000.00 for each contract.

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

RESOLUTION NO. 132

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

That permission to award a six (6) month contract to the various Contractors listed above, in an amount not to exceed \$50,000.00 for each contract, is approved.

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 Commissioner Bentley Commissioner Underhill Chairwoman Sahady	None	Commissioner Burns

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

The last item was Permission to Solicit Bids for the Purchase of a Ford F-150 Pick-Up Truck and a Ford F-350 Stake Body with Plow Truck for the Facilities Department.

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

RESOLUTION NO. 133

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

That permission to solicit bids for the purchase of a Ford F-150 Pick-Up Truck and a Ford F-350 Stake Body with Plow Truck for the Facilities Department, is approved.

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

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

The first item was the appointment of a Clerk Interviewer for the Section 8 Department. As there continues to be a need for Clerk Interviewers in both the Section 8 Department and in the Public Housing Department, outside candidates have been interviewed. Following the interview conducted with Sharon Soares, the Screening Committee unanimously recommended her for appointment. It was requested that the Board ratify Ms. Soares’ appointment.

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

RESOLUTION NO. 134

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

That the appointment of Sharon Soares to the position of Clerk Interviewer, Section 8, effective on Tuesday, September 5, 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 \$669.60, including a twelve (12) month probationary period and favorable evaluation, is approved.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and upon roll call, the “Ayes” and “Nays” were as follows:

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

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

In addition to the appointment of Sharon Soares, two additional interviewed candidates were recommended for appointment as Clerk Interviewers for the Public Housing Department. It was requested that the Board ratify the appointments of Zulayka DeJesus Cruz and Olivia Rainville.

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

RESOLUTION NO. 135

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

That the appointment of Zulayka DeJesus Cruz to the position of Clerk Interviewer PH, effective on Monday, August 28, 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 \$669.60, including a twelve (12) month probationary period and favorable evaluation, is approved.

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

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

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

RESOLUTION NO. 136

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

That the appointment of Olivia Rainville to the position of Clerk Interviewer PH, effective on Tuesday, September 5, 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 \$669.60, including a twelve (12) month probationary period and favorable evaluation, is approved.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and upon roll call, the “Ayes” and “Nays” were as follows:

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

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

The next item was the appointment of the lone candidate for the new position of Work Order/Facilities Coordinator. It was requested that the Board approve the appointment of Joyce Pereria.

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

RESOLUTION NO. 137

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

That the appointment of Joyce Pereira to the position of Work Order/ Facilities Coordinator, effective on Monday, September 18, 2023, consisting of a thirty-five (35) hour work week, Monday through Friday, 8:30 a.m. to 4:00 p.m., with a thirty (30) minute lunch period, at a weekly salary of\$1,008.52, is approved.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and upon roll call, the “Ayes” and “Nays” were as follows:

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

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

The last item was the permanent employment status of Mark Amarantes, Maintenance Mechanic 1/Floater. It was requested that the Board approve Mr. Amarantes’ appointment to said permanent position.

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

RESOLUTION NO. 138

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

That the permanent employment status of Mark Amarantes, Maintenance Mechanic 1/Floater, effective September 18, 2023 is approved.

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

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.

At 4:57 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.

At 5:17 p.m. a motion was made by Commissioner Underhill, seconded by Commissioner Bentley, and carried by unanimous roll call vote to not go back into Open Session following the Executive Session and to adjourn the meeting.

At 5:17 p.m. a motion was made by Commissioner Underhill, seconded by Commissioner Bentley, and carried by unanimous roll call vote to adjourn the meeting.



Kevin Sbardella, Secretary