

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

December 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, DECEMBER 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 November 13, 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

b) Response from HUD Regarding FRHA's Submission of a Designated Housing Plan (DHP) (for inclusion of Doolan Apartments & Bates/Tower Apartments)

Recommended Action: information only

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 Reports (October)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. **Modernization**

- a) Change Order No. 1 for Roof Replacement (Phase 5) at Sunset Hill

(Change Order No. 1 is a **CREDIT** in the amount of \$13,650.00 to the Contract; and Contract time increased by one (1) day)

Recommended Action: approval

- b) Certificate of Completion-Consolidated for Roof Replacement (Phase 5) at Sunset Hill

Recommended Action: approval

- c) Contract Award for Fire Alarm Control Equipment Replacement at Frank B. Oliveira Apartments

Recommended Action: recommendation to be made at Board Meeting

2. **Miscellaneous**

- a) Fall River Joint Tenants Council, Inc. Executive Director Contract

Recommended Action: award a one (1) year contract to the lone responder, Edward Gagnon, in an amount not to exceed \$25 per hour (20 hours per week)

- b) Cleaning/Routine Servicing of Boilers Contract (63 Boilers at Sunset Hill)

Recommended Action: award a one (1) year contract to Old Glory Boiler Mechanical, Inc., in the amount of \$18,900.00

4.

3. Personnel

- a) Proposed Agreement between the FRHA and AFSCME, Council 93, Local 1990 (**Unit A**) (4/1/22 to 3/31/26), **Year 1**—beginning April 1, 2022--0% wage increase; **Year 2**—beginning April 1, 2023—2 ½% wage increase (retroactive to 4/1/23); **Year 3**—beginning April 1, 2024—2 ½% wage increase; and **Year 4**—beginning April 1, 2025—2 ½% wage increase

Recommended Action: discussion/approval

- b) Bricklayers & Allied Craftsmen Union Contract

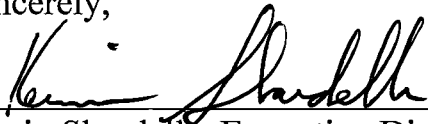
Recommended Action: approval

- c) Maintenance Mechanic 1/2nd Shift Position

Recommended Action: ratify appointment of Arnold Soares

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg