

**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**

January 3, 2024

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 **Annual Session** on **MONDAY, JANUARY 8, 2024, 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 December 11, 2023 and Executive Session Minutes from August 14, 2023 Regular Meeting; September 11, 2023 Regular Meeting and October 16, 2023 Postponed Regular Meeting (covers period from September, 2023 through December, 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

a) Financial Reports (November)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

a) Certificate of Substantial Completion for Crawl Space Ventilation Project at Sunset Hill

Recommended Action: approval

3.

2. Miscellaneous

- a) Fall River Housing Authority FY2024/2025 Agency Plan Certifications (Five-Year Annual Plan) (executed by Chairwoman & Executive Director) and Certification by State or Local Official of PHA Plan's Consistency with Consolidated Plan (executed by Mayor) for submission to HUD, and EOHLIC (formerly DHCD) FY2024 Annual Plan for submission to EOHLIC

Recommended Action: approval

- b) Open Meeting Law (OML) Complaint Filed by Patrick Higgins on 12/11/23, in reference to 11/13/2023 Regular Board Meeting

Recommended Action: 1) review General Counsel's initial response requesting an extension for the Board to meet beyond the statutory 14-day meeting requirement; 2) review AG's approval; 3) designate General Counsel to respond to OML complaint

- c) Independent Auditing Services Contract

Recommended Action: award a two (2) year contract to MARCUM for independent auditing services and AUP filings, in an amount not to exceed \$93,500.00

- d) Constable Services Contract (February 1, 2024 to January 31, 2026)

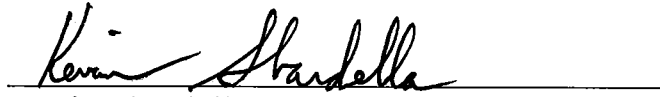
Recommended Action: award a two (2) year contract to Stephen P. Medeiros, in an amount of \$29,000.00

3. Election of Officers for Calendar Year 2024

4.

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

Sincerely,

A handwritten signature in cursive script that reads "Kevin Sbardella". The signature is written in black ink and is positioned above a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg