

**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**

March 6, 2024

To: Stephen R. Long, Chairman
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, MARCH 11, 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 February 12, 2024

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 (for period ending 1/31/24)

Recommended Action: approval

b) Insurance Policies (for period 4/1/24 to 3/31/25)

- Public Officials Insurance (HUB Int'l)
- Commercial Property Insurance (H.A.I. Group)
- Commercial Liability Insurance (H.A.I. Group)
- Automobile Insurance (H.A.I. Group)
- Excess Automobile Insurance (H.A.I. Group)
- Travelers Casualty & Surety Company (Travelers Casualty Insurance)

Recommended Action: approval

3.

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Change Order No. 2 for Interior Flooring, Trim and ADA Improvements at Elmer/Corbett Streets (689-1) (EOHLC #095179)

(Change Order No. 2 is a CREDIT in the amount of \$300.00 for the deletion of shower rods and curtains in both bathrooms)

Recommended Action: approval, contingent upon approval from EOHLC

- b) Certificate of Substantial Completion for the Reconstruction of Fire-Damaged Apartment at Bennie Costa Plaza (Apt. #301)

Recommended Action: approval

- c) Change Order No. 1 for the Reconstruction of Fire-Damaged Apartment at Bennie Cosa Plaza (Apt. #301)

(Change Order No. 1 is an INCREASE in the amount of \$3,582.71 and 35 additional days to contract time)

Recommended Action: approval

- d) Certificate of Completion-Consolidated for the Reconstruction of Fire-Damaged Apartment at Bennie Costa Plaza (Apt. #301)

Recommended Action: approval

4.

- e) Contract Award for the Boiler & Domestic Hot Water Heater Replacement at George H. Cottell Heights, Mass. 6-10

Recommended Action: recommendation to be made at Board Meeting

2. Miscellaneous

- a) AT&T Rooftop Antenna

Recommended Action: option 1) permission to advertise for a five (5) year lease for cell tower rooftop space at James A. O'Brien Apartments, 34 Whipple Street (approved at 2/12/24 Board meeting) OR option 2) authorize AT&T Rooftop Lease Extension (same location) for a period of five (5) years

- b) On-Call Trade Services Contracts (for Carpentry and Plumbing)

Recommended Action: award one (1) year contracts to each of the various Contractors, in an amount not to exceed \$60,000

- c) Pre-REAC Uniform Physical Condition Inspection Services

Recommended Action: award a one (1) year contract to US Inspection Group (USIG), in an amount not to exceed \$22,158.70

EXECUTIVE SESSION

- a) Executive Director Contract Negotiations

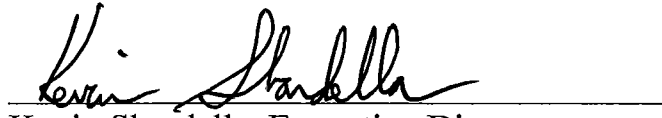
(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (2) to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel)

Recommended Action: discussion

5.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Sbardella", is written over a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg