

**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**

April 3, 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, APRIL 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 March 11, 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 2/29/24)

**Recommended Action: approval**

b) Federal Write-Offs for Quarter Ending 3/31/24 (\$225,496.71)  
(2023--\$151,473.82)

**Recommended Action: approval**

c) State Write-Offs for Quarter Ending 3/31/24 (\$91,116.78)  
(2023--\$32,921.39)

**Recommended Action: approval**

## 6. Update from Executive Director

**Recommended Action: for information**

### New Business

#### 1. Modernization

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

**Recommended Action: award contract to low bidder, Fraser Engineering Company, Inc., in the amount of \$459,875.00**

- b) Change Order No. 1 for the Roof Replacement Project at Elmer/Corbett Streets—Chapter 689-1 (EOHLC #095165)

(Change Order No. 1 is an increase of 175 days to the Contract time.)

**Recommended Action: approval, contingent upon final approval from EOHLC**

- c) Certificate of Substantial Completion for the Interior Flooring, Trim & ADA Improvements at Elmer/Corbett Streets—Chapter 689-1 (EOHLC #095179)

**Recommended Action: approval, contingent upon final approval from EOHLC**

- d) Certificate of Final Completion for the Interior Flooring, Trim & ADA Improvements at Elmer/Corbett Streets—Chapter 689-1 (EOHLC #095179)

**Recommended Action: approval, contingent upon final approval from EOHLC**

4.

2. **Miscellaneous**

a) Affirmative Action Plan

(The FRHA has met all minority tenant based percentages for tenant selection applications. Should the FRHA fall short of these percentages, we will follow all EOHLA guidelines)

**Recommended Action: approval of Affirmative Action Plan**

b) Moving & Storage Services Contract

**Recommended Action: award a three (3) year contract, with two (2) separate 1-year options to renew, to the lone bidder, Southcoast Moving & Storage, with prices on a per move basis**

**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**

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

Sincerely,



---

Kevin Sbardella, Executive Director

KS:mjg