

**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**

May 8, 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, MAY 13, 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**

**--Language for the Open Meeting Law  
(Attorney Michael Sousa)**

**ADA Fair Housing Coordinator  
Michael Sousa, Esquire 508-675-3500**

2.

**--Citizen Input**

**--Resident Input**

**2. Minutes of the Regular Meeting held on April 8, 2024**

**Recommended Action: to accept**

**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) FYE2025 Budget Books

**Recommended Action: approval**

3.

b) FYE2024 State Budget Revision (400-1)

**Recommended Action: approval**

c) FYE2025 State Budgets (400-1, 689, MRVP)

**Recommended Action: approval**

d) State Quarterly Modernization Report (for period ending 3/31/24)

**Recommended Action: approval**

6. Update from Executive Director

**Recommended Action: for information**

**New Business**

**1. Modernization**

a) Certificate of Substantial Completion for Fire Alarm Panel Replacement at Frank B. Oliveira Apartments

**Recommended Action: approval**

**2. Miscellaneous**

a) Fire Alarm & Fire Panel Testing/Inspection Repair Services

**Recommended Action: award a three (3) year contract, (with 2 additional separate and distinct one (1) year contract renewal options, at the sole discretion of the FRHA) to the low bidder, Rustic Fire Protection, in an amount not to exceed \$114,090.00**

4.

b) On-Call Trade Services (Painting)

**Recommended Action: award one (1) year contracts to Chaves Construction and Patriot Construction, in an amount not to exceed \$60,000.00 each**

c) Open Meeting Law Complaints Filed by Patrick Higgins on 3/17/24, in reference to the 3/11/24 Regular Board Meeting

**Recommended Action: designate General Counsel to respond to OML complaints**

d) FY2024 Lead-Based Paint Certificate of Compliance

**Recommended Action: approval (and execution of Certificate by Commissioners and Executive Director)**

e) Waivers for Laundry Rooms and Transitional Housing Program (THP) at Maple Gardens (Units 29-B, 50-B and 35-A)

**Recommended Action: approval**

f) EOHLIC Wage Match Certification for FY2024

**Recommended Action: approval (and execution of Certificate by Chairman and Executive Director) for submission to EOHLIC**

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

Sincerely,

  
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Kevin Sbardella, Executive Director

KS:mjg