

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

June 5, 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, JUNE 10, 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 May 13, 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) Financial Reports (for period ending 4/30/24)

**Recommended Action: approval**

3.

## 6. Update from Executive Director

**Recommended Action: for information**

### New Business

#### 1. Modernization

- a) Change Order No. 1 for Elevator Modernization (Cabs 3 & 4) at Cardinal Medeiros Towers

(Change Order No. 1 is an INCREASE of \$24,145.00 to the Contract for additional labor and materials to install control relays to the existing ATS Gear. The Contract time will increase by sixty (60) days)

**Recommended Action: approval**

- b) Certificate of Substantial Completion for Roof Replacement at Elmer Corbett Streets (689-1) EOHLIC #095165

(The General Contractor, FRG Contractor Corp., substantially completed work on April 30, 2024)

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

- c) Certificate of Substantial Completion for Façade Repairs at Oliveira Apartments

(The General Contractor, East Coast Masonry & Restoration, Inc., substantially completed work on May 23, 2024)

**Recommended Action: approval**

4.

- d) Certificate of Final Completion for Fire Alarm Panel Replacement Project at Oliveira Apartments

(The General Contractor, Sparks Company, Inc., completed all work items, and the final Contract amount was \$72,483.00)

**Recommended Action: approval**

- e) Contract Award for Roof Replacement at Riley Plaza

(Five (5) bids were received and opened on May 23, 2024)

**Recommended Action: award contract to the low bidder, WPI Construction, Inc., in the amount of \$153,000.00**

**2. Miscellaneous**

- a) Mapping/Surveying of Master Meter Infrastructure Contract

**Recommended Action: award contract to the responsive & responsible bidder, Tri-Mont Engineering, for the Master Meter Mapping & Survey Project, in an amount not to exceed \$90,000.00**

- b) Operational Software Contract

**Recommended Action: permission to advertise for a five (5) year contract (current vendor is PHA-WEB)**

- c) VOIP Telephone Contract

**Recommended Action: permission to advertise for a seven (7) year contract (current vendor is Vertical)**

5.

d) Duo Tokens Donation

**Recommended Action: discussion and permission to donate Duo tokens to the Falmouth Library**

e) Disposition/Declaration of Surplus Items

- 1) 2008 Ford F-350 Stake Body Truck with 9-ft. Fisher Plow & Lift Gate (100,760 miles/estimated value \$4,500.00)
- 2) Tarco Highlander JR Stainless Steel 9-ft. Gasoline Powered Sander (estimated value \$1,000.00)

**Recommended Action: approval**

f) Permission to Advertise for a new **Five-Year** Rooftop Antenna Lease for **Mitchell Heights** (current lease expires on January 30, 2025)

**Recommended Action: approve/authorize the FRHA Procurement Department to advertise for a new cell tower lease at Mitchell Heights, for a period of five (5) years, in conformity with HUD/Federal requirements and guidelines**

g) Permission to Advertise for a new **Five-Year** Rooftop Antenna Lease for **Holmes Apartments** (current lease expires on January 30, 2025)

**Recommended Action: approve/authorize the FRHA Procurement Department to advertise for a new cell tower lease at Holmes Apartments, for a period of five (5) years, in conformity with HUD/Federal requirements and guidelines**

h) General Counsel's Response to Attorney General's Division of Open Government regarding Patrick Higgins OML Complaint filed on 3/17/24 regarding FRHA Board meeting of 3/11/24

**Recommended Action: information only (no vote required)**

6.

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". The signature is written in a cursive style with a horizontal line underneath it.

Kevin Sbardella, Executive Director

KS:mjg