

**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**

July 3, 2024

To: Stephen 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, JULY 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

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

--Citizen Input

--Resident Input

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

2.

2. Minutes of the Regular Meeting held on June 10, 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. Monthly Financial Reports (April and May)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. **Modernization**

- a) Certificate of Final Completion for Roof Replacement at Elmer/Corbett Streets (689-1) EOHLIC #095165

Recommended Action: approval, contingent upon final approval from EOHLIC

- b) Certificate of Completion-Consolidated for Façade Repairs at Frank B. Oliveira Apartments

Recommended Action: approval

- c) Contract Award for Roof Replacement Project (Phase 6—Buildings 8, 24, & 25) at Sunset Hill

(Ten (10) bids were received and opened on June 27, 2024)

Recommended Action: award contract to low bidder, Leading Way Construction, Inc., in the amount of \$849,900.00, including Alternate #1

- d) Permission to Advertise for Boiler and Domestic Hot Water Replacement at James A. O'Brien, Sr. Apartments

Recommended Action: approval

- e) Permission to Advertise for Building Envelope Repairs (1st Floor) at Cardinal Medeiros Towers

Recommended Action: approval

4.

2. **Miscellaneous**

- a) Purchase of Plumbing Fixtures Contract

Recommended Action: award a one (1) year contract to Plumbers Supply, Inc.; Supply New England; and Winsupply, Fall River, in an amount not to exceed \$50,000 each

- b) Network Administration Contract

Recommended Action: award a three (3) year contract (with two (2) separate and distinct 1 year renewal options, at the sole discretion of the FRHA), to MTSI, in the amount of \$219,564.00.

EXECUTIVE SESSION

- a) Amendment to Personnel Policy Regarding New Hires

(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 collection bargaining sessions or contract negotiations with non-union personnel)

Recommended Action: discussion/approval

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg