

**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**

August 7, 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, AUGUST 12, 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 July 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. Monthly Financial Reports (June)

Recommended Action: approval

b. State Quarterly Modernization Report (for period ending 6/30/24)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. **Modernization**

- a) Change Order No. 1 for the Boiler & Domestic Water Heater Replacement at George H. Cottell Heights

(Change Order No. 1 is a CREDIT of \$2,565.48 to the Contract for the revision of combustion air and venting changes, due to manufacturer's recommendation. There is no change in the Contract time.)

Recommended Action: approval

- b) Contract Award for Video Security System Upgrades at Father Diaferio Village

(Two (2) bids were received and opened on July 25, 2024)

Recommended Action: award contract to the low bidder, Security Solutions, LLC, in the amount of \$797,856.25, which includes all four (4) Bid Alternates

- c) Permission to Advertise for Apartment Conversions, Phase 3 (12th Floor Level) at Cardinal Medeiros Towers

Recommended Action: approval

- d) Permission to Advertise for the Window Replacement Project at James A. O'Brien, Sr. Apartments

Recommended Action: approval

- e) Permission to Advertise for Site Improvements and Splash Pads at Sunset Hill, Father Diaferio Village and Pleasant View

Recommended Action: approval

4.

2. Miscellaneous

a) Interior Painting of Vacant State-Aided Units Contract

Recommended Action: award a two (2) year indefinite quantities contract (with an additional one (1) year option to renew) to Roumbakis Contracting, Inc., in an amount not to exceed \$37,750.00

b) Extension of Security Services Contract at Edward F. Doolan Apartments

Recommended Action: permission to extend the contract with USENTRA through December 31, 2024

c) Open Meeting Law (OML) Complaint filed by Patrick Higgins on July 10, 2024 in reference to the July 8, 2024 Regular Board Meeting

Recommended Action: designate General Counsel to respond to said OML Complaint

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg