

**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**

September 4, 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, SEPTEMBER 9, 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**

**--Citizen Input**

**--Resident Input**

**2. Minutes of the Regular Meeting held on August 12, 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 (Director of Finance)**

a. Monthly Financial Report (July)

**Recommended Action: approval**

**6. Update from Executive Director**

**Recommended Action: for information**

**New Business**

**1. Modernization**

a) Certificate of Substantial Completion for Roof Replacement at Riley Plaza

**Recommended Action: approval**

3.

- b) Request that **Ideal Exalt 155 Combi Boiler Equipment** be a proprietary item for the Boiler Replacement Projects at Riley Plaza, Bennie Costa Plaza, Fordney Apartments and North Rocliffe Apartments, as currently used throughout the FRHA Turn-Key Developments

**Recommended Action: approval**

- c) EOHLA Amendment #13 to the Contract for Financial Assistance (CFA) 5001, in the amount of \$1,720,261.13

**Recommended Action: approval (pending EOHLA approval)**

2. Miscellaneous

- a) Supplemental Police Services Contract

**Recommended Action: continuation of contract for a one (1) year period, beginning October 1, 2024 to September 30, 2025, for five (5) officers, in an amount not to exceed \$581,876.00**

- b) Animal Control Officer Contract

**Recommended Action: continuation of contract for a one (1) year period, beginning October 1, 2024 to September 30, 2025, in an amount not to exceed \$17,500.00**

- c) HUD Flat Rent Schedule (Effective October 1, 2024/January 1, 2025)

**Recommended Action: approval**

- d) Permission to Advertise for Five (5) Year Leases for Rooftop Antennas at Raymond D. Holmes Apartments & Nicholas W. Mitchell Heights

**Recommended Action: permission to advertise**

4.

- e) Permission to Contract with USENTRA for Emergency Security Guard Services at Chor-Bishop Eid Apartments

**Recommended Action: approval for 30 hours per week, beginning September 16, 2024 through December 31, 2024**

- f) State Write-Offs for Two (2) Maple Gardens Residents as Part of Universal Litigation Settlement

**Recommended Action: approval to write-off \$894.51 (Taylor) and \$16,714.00 (Sarit)**

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

Sincerely,



---

Kevin Sbardella, Executive Director

KS:mjg