

**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**

November 13, 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 **Postponed Regular Session** on **MONDAY, NOVEMBER 18, 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 Postponed Regular Meeting held on October 17, 2024 and Executive Session Minutes from March 11, 2024 Regular Meeting; April 8, 2024 Regular Meeting and July 8, 2024 Regular Meeting**

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

a) Monthly Financial Statements (September 2024)

Recommended Action: approval

b) State Quarterly Modernization Report (for period ending 9/30/24)

Recommended Action: approval

c) State Quarterly Operating Statements (for period ending 9/30/24)

Recommended Action: approval

3.

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Certificate of Substantial Completion for Roof Replacement (Phase 6)
(Buildings 8, 24 and 25) at Sunset Hill

Recommended Action: approval

- b) Change Order No. 2 for the Elevator Modernization (Cabs 3 & 4) at
Cardinal Medeiros Towers

(Change Order No. 2 is an INCREASE of \$5,955.00 to the Contract
for the modification of the existing ATS-1 for the elevator transfer
signals)

Recommended Action: approval

- c) Permission to Advertise for the Design/Build and Bidding of the Gas
Piping and HVAC Modifications at Cardinal Medeiros Towers

Recommended Action: approval

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg