

**FALL RIVER HOUSING AUTHORITY
85 MORGAN STREET
P.O. BOX 989
FALL RIVER, MA 02722**

**KEVIN SBARDELLA
EXECUTIVE DIRECTOR**

**TELEPHONE 508-675-3500
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**TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR**

December 4, 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, DECEMBER 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 Postponed Regular Meeting held on November 18, 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

a) Financial Reports (October 2024)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

a) Contract Award for the Elevator Modernization project at Cottell Heights

3.

Recommended Action: award contract to the lowest bidder, Coletta Contracting Co., Inc., in the amount of \$1,434,500.00

- b) Contract Award for the Boiler & Water Heater Replacement project at Riley Plaza

Recommended Action: award contract to the lowest bidder, Glionna Plumbing & Heating Services, Inc., in the amount of \$586,555.00

- c) Certificate of Substantial Completion for the Boiler & Domestic Hot Water Heater Replacement project at Cottell Heights

Recommended Action: approval

- d) Executive Office of Housing & Livable Communities (EOHLC) Capital Improvement Plan (CIP)

Recommended Action: approval, pending EOHLC approval

- e) Permission to Advertise for the HVAC Modernization for the Administration Office at O'Brien Apartments

Recommended Action: approval

2. Procurement

- a) Fall River Joint Tenants Council, Inc. Executive Director Contract

Recommended Action: award a one (1) year contract to the lone responder, Edward Gagnon, in an amount not to exceed \$25 per hour (20 hours per week)

4.

b) Elevator Maintenance Contract

Recommended Action: permission to advertise for bids for a five (5) year contract (with two (2) separate one-year options to renew) for the elevator maintenance contract

c) Security Contract for Doolan Apartments and Chor-Bishop Eid Apartments

Recommended Action: permission to advertise for bids for a two (2) year security contract

3. **Miscellaneous**

a) Family Self-Sufficiency (FSS) Program Action Plan

Recommended Action: approve changes

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg