

**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**

January 8, 2025

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 Annual Session on MONDAY, JANUARY 13, 2025, 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 December 9, 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 (November 2024)

**Recommended Action: approval**

**6. Update from Executive Director**

**Recommended Action: for information**

**New Business**

**1. Modernization**

a) Certificate of Completion-Consolidated for the Roof Replacement at Sunset Hill

**Recommended Action: approval**

3.

- b) Permission to Advertise for the Envelope Improvements on the north elevation at Oliveira Apartments

**Recommended Action: approval**

**2. Procurement**

- a) Security Guard Services for Doolan Apartments and Chor-Bishop Eid Apartments

**Recommended Action: award a two (2) year contract to the low bidder, Signal of South Coast, in an amount not to exceed \$125,541.00**

**3. Miscellaneous**

- a) Fall River Housing Authority FY2025/2026 Annual Plan and Five-Year Plan Certifications for submission to HUD, along with EOHLIC (formerly DHCD) FY2026 Annual Plan for submission to EOHLIC

**Recommended Action: approval (for submission)**

- b) Waivers for Units 29-B, 50-B and 35-A at Maple Gardens for the Laundry Rooms and Transitional Housing Program (THP) Office for up to three (3) years

**Recommended Action: approval**

**4. Election of Officers for Calendar Year 2025**

4.

**EXECUTIVE SESSION**

a) Union Negotiations for Units B and C

**Recommended Action: anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the Chair so declares**

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kevin Sbardella", written over a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg