

**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**

February 5, 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 **Regular Session** on **MONDAY, FEBRUARY 10, 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 Annual Meeting held on January 13, 2025**

**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 (for period ending 12/31/24)

**Recommended Action: approval**

b) State Quarterly Operating Statements (for period ending 12/31/24)

**Recommended Action: approval**

c) State Quarterly Modernization Report (for period ending 12/31/24)

**Recommended Action: approval**

**6. Update from Executive Director**

**Recommended Action: for information**

**New Business**

1. **Modernization**

- a) Contract Award for Architectural/Engineering (A/E) Indefinite Quantity/  
Delivery Services at 18 Federally-aided developments

**Recommended Action: award contracts to BLW Engineers, Inc.;  
C.A. Crowley Engineering, Inc.; JM Booth & Associates, Inc.;  
NV5 Planning & Design, Inc.; and Starck Architects, Inc.**

- b) Contract Award for Apartment Conversions (Phase 3) at Cardinal  
Medeiros Towers, 12<sup>th</sup> Floor

**Recommended Action: award contract to low bidder, Coletta  
Contracting Co., Inc., in the amount of \$384,700.00**

- c) Contract Award for the Replacement of Gas Service (Phase 2024) at  
Maple Gardens (EOHLC #095192)

**Recommended Action: award contract to second lowest bidder,  
Hydro Mechanical, Inc., in the amount of \$115,645.00, contingent  
upon final approval by EOHLC**

- d) Permission to Advertise for Boiler Replacement of five (5) Boilers in  
one (1) complete building block at Doolan Apartments

**Recommended Action: approval**

- e) Permission to Advertise for Video Security Modernization System with  
New HANWAH Equipment at Doolan Apartments

**Recommended Action: approval**

- f) Permission to Advertise for Roof Replacement (Phase 7), Buildings  
26 and 30 at Sunset Hill

**Recommended Action: approval**

4.

2. Procurement

- a) Electrical Inventory Supplies Contract

**Recommended Action: award a six (6) month contract to the lone bidder, Electrical Wholesalers, Inc., in an amount not to exceed \$50,000.00**

- b) Elevator Maintenance Services Contract

**Recommended Action: award a five (5) year contract (with two (2) separate and distinct one-year renewal options, at the sole discretion of the FRHA) to the low bidder, Delta Beckwith Elevator Company, in an amount not to exceed \$489,600.00**

- c) Rooftop Antenna Leases for Nicholas W. Mitchell Heights and Raymond D. Holmes Apartments

**Recommended Action: award two (2) five (5) year leases to the lone proposer, T MOBILE NORTHEAST LLC, at a monthly amount of \$3,600.00 per site**

3. Miscellaneous

- a) Executive Director Evaluation

**Recommended Action: approval for distribution to Department Heads for completion (to be returned to Executive Office Assistant by 2/28/25)**

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg