

**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**

March 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, MARCH 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

--Citizen Input

--Resident Input

2. Minutes of the Regular Meeting held on February 10, 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 1/31/25)

Recommended Action: approval

b) FYE2026 Budget Books

Recommended Action: approval

c) Insurance Policies (for period 4/1/25 to 3/31/26)

- Public Officials Insurance (HUB Int'l)
- Commercial Property Insurance (H.A.I. Group)
- Commercial Liability Insurance (H.A.I. Group)
- Automobile Insurance (H.A.I. Group)
- Excess Automobile Insurance (H.A.I. Group)

Recommended Action: approval

6. **Update from Executive Director**

Recommended Action: for information

New Business

1. Modernization

- a) Certificate of Substantial Completion for Elevator Nos. 3 & 4 at Cardinal Medeiros Towers

Recommended Action: approval

- b) Design of Elevator No. 2 at Chor-Bishop Joseph Eid Apartments

Recommended Action: approval of Starck Architects to design Elevator No. 2 at Chor-Bishop Eid Apartments (EOHLC #095189)

2. Procurement

- a) On-Call Trade Services Contracts (for Painting, Carpentry, Plumbing, Electrical Door & Glass Fabrication, HVAC, Asphalt-Concrete Repairs and Flooring Removal/Installation & Repair

Recommended Action: award one (1) year contracts to each of the various Contractors, in an amount not to exceed \$75,000 (Asphalt-Concrete Repairs and Flooring Removal/Installation & Repair contracts in an amount not to exceed \$125,000)

- b) Section 8 Housing Quality Standards (HQS) Unit Inspections

Recommended Action: award a three (3) year contract (with two separate and distinct one-year options to renew, at the sole discretion of the FRHA) to PHI Inspections, in an amount not to exceed \$273,000

4.

- c) Compactor for Frank B. Oliveira Apartments

Recommended Action: award a contract to lone bidder, Maguire Equipment, Inc., in an amount not to exceed \$27,737.00

- d) NSPIRE Inspections for Public Housing Units

Recommended Action: recommendation to be made at Board meeting

3. Miscellaneous

- a) Proposed Memorandum of Agreement between the FRHA and AFSCME Council 93, Local 1990 (Unit B) (4/1/25 to 3/31/28)

Recommended Action: approval

- b) Proposed Memorandum of Agreement between the FRHA and AFSCME Council 93, Local 1990 (Unit C) (4/1/25 to 3/31/28)

Recommended Action: approval

EXECUTIVE SESSION

- a) Executive Director Contract Negotiations

(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (2) to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel)

Recommended Action: discussion

5.

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

Sincerely,

A handwritten signature in cursive script that reads "Kevin Sbardella". The signature is written in black ink and is positioned above a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg