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

KEVIN SBARDELLA
EXECUTIVE DIRECTOR

TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR

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April 9, 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, APRIL 14, 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 March 10, 2025**

Recommended Action: to accept

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 2/28/25)

Recommended Action: approval

b) Federal Write-Offs for Fiscal Year Ending 3/31/25 ($264,795.71) (2024--$225,496.71)

Recommended Action: approval

c) State Write-Offs for Fiscal Year Ending 3/31/25 ($39,380.37) (2024--$91,116.78)

Recommended Action: approval

6. **Update from Executive Director**

Recommended Action: for information

New Business

1. Modernization

a) Certificate of Completion-Consolidated for the Boiler and Domestic Water Heater Replacement Project at George H. Cottell Heights, Mass. 6-10

Recommended Action: approval

b) Contract Award for the Gas Piping Replacement Project at Cardinal Medeiros Towers, Mass. 6-8

(Four (4) bids were received and opened on March 20, 2025)

Recommended Action: award contract to the low bidder, Stallion Plumbing, Heating & Cooling, in the amount of $25,500.00

c) Contract Award for the Replacement/Addition of Smoke Detectors Project at Diaferio Village, Mass. 6-3 (funded through Safety & Security Grant)

(Five (5) bids were received and opened on March 20, 2025)

Recommended Action: award contract to second low bidder, Laracy Electrical Contractors, Inc., in the amount of $126,300.00

2. Miscellaneous

a) Executive Director Contract

Recommended Action: ratify new five (5) year Contract

b) Memorandum of Agreement between the FRHA and Non-Union and Grant Employees (4/1/25 to 3/31/28)

Recommended Action: approval

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

Sincerely,

Kevin Sbardella, Executive Director
KS:mjg