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

KEVIN SBARDELLA
EXECUTIVE DIRECTOR

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TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR

May 7, 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, MAY 12, 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
(Attorney Michael Sousa)

--Citizen Input

--Resident Input

2. **Minutes of the Regular Meeting held on April 14, 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) State Quarterly Modernization Report (for period ending 3/31/25)

Recommended Action: approval

6. **Update from Executive Director**

Recommended Action: for information

New Business

1. Modernization

a) Amendment #14 to Contract for Financial Assistance (CFA) 5001 between EOHLC and FRHA, in the amount of $21,001,059.75, extending the Contract dates of service from June 30, 2027 to June 30, 2028

Recommended Action: approval (pending EOHLC approval)

b) Certificate of Substantial Completion for the Boiler Replacement Project at George E. Riley Plaza, Mass 6-17

Recommended Action: approval

c) Contract Award for the HUD Fire Alarm System Replacement Project at Father Vincent Diaferio Village, Mass. 6-3 (funded through Safety & Security Grant)

(Four (4) bids were received and opened on May 1, 2025)

Recommended Action: award contract to low bidder, Laracy Electrical Contractors, Inc., in the amount of $68,300.00

2. Miscellaneous

a) CCTV Technician Position

Recommended Action: approval of job description and posting

b) Board Member Stipend Adjustment

Recommended Action: discussion and approval

c) FY2025 Lead-Based Paint Certificate of Compliance

Recommended Action: approval (and execution of Certificate by Commissioners and Executive Director) for submission to EOHLC

d) EOHLC Wage Match Certification for FY2025

Recommended Action: approval (and execution of Certificate by Chairman and Executive Director) for submission to EOHLC

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

Sincerely,

Kevin Sbardella

Kevin Sbardella, Executive Director

KS:mjg