

**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**

August 13, 2025

To: Stephen 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 **Postponed Regular Session** on **MONDAY, AUGUST 18, 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

**ADA Fair Housing Coordinator
Michael Sousa, Esquire 508-675-3500**

2.

2. Minutes of the Regular Meeting held on July 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. Monthly Financial Reports (June 2025)

Recommended Action: approval

b. State Quarterly Modernization Report (for period ending 6/30/25)

Recommended Action: approval

3.

- c. State Quarterly Operating Statements (for period ending 6/30/25)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Contract Award for the ARPA Targeted Fall River Federal Pacific (FPE) Replacement at Chor-Bishop Joseph Eid Apartments, FR 667-3 and Fire Alarm System Upgrade at Elmer/Corbett Streets, Chapter 689-1; Bates/Orswell Streets, Chapter 689-3; and Chor-Bishop Eid Apartments, FR 667-3 (EOHLC #095180)

(Three (3) bids were received and opened on July 18, 2025)

Recommended Action: award Contract to low bidder, LeVangie Electric Co., Inc., in the amount of \$644,600.00, contingent upon final approval from EOHLC

- b) Contract Award for the Electrical Upgrade project at Edward F. Doolan Apartments, FR 667-2

(Five (5) bids were received and opened on July 14, 2025)

Recommended Action: award Contract to low bidder, M-V Electrical Contractors, Inc., in the amount of \$153,340.00

- c) Certificate of Substantial Completion for Replacement of Failing Gas Lines, Phase 2024 project at Maple Gardens, FR 200-2

Recommended Action: approval, contingent upon final approval from EOHLC

4.

- d) Amendment No. 15 to Contract for Financial Assistance (CFA) 5001, in the amount of \$798,572.89, between EOHLC and FRHA, extending the Contract dates of service from June 30, 2028 to June 30, 2035

Recommended Action: approval

- 2. **Procurement**—No items this month

- 3. **Miscellaneous**

- a) Fair Housing, Reasonable Accommodation and Limited English Proficiency Policies

Recommended Action: approve for inclusion in EOHLC Annual Plan

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg