

**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**

October 15, 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 **Postponed Regular Session on Monday, OCTOBER 20, 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 Postponed Regular Meeting held on September 15, 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 (Director of Finance)

a. Monthly Financial Statements (August 2025)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

Old Business

a) Leave of Absence Request Submitted by Employee

Recommended Action: discussion and action

New Business

1. **Modernization**

- a) Change Order No. 3 for the Elevator Modernization (Cabs 3 & 4) at Cardinal Medeiros Towers

(Change Order No. 3 is a CREDIT of \$32,376.00 to the Contract for removal and replacement of hall handrails adjacent to elevator to accommodate elevator work (\$2,284.00), and for remaining sump pump pit work (\$30,092.00)

Recommended Action: approval

- b) Certificate of Completion-Consolidated for the Elevator Modernization at (Cabs 3 & 4) at Cardinal Medeiros Towers

(The General Contractor, Coletta Contracting Co., Inc., completed all work items. The final Contract amount was \$1,374,424.00.)

Recommended Action: approval

- c) Certificate of Substantial Completion for the Apartment Conversions, (Phase 3) 12th Floor Level at Cardinal Medeiros Towers

(The General Contractor, Coletta Contracting Co., Inc., substantially completed work on September 18, 2025)

Recommended Action: approval

- d) Certificate of Substantial Completion for the Fire Alarm System in Community Building at Father Vincent Diaferio Village

(The General Contractor, Laracy Electrical Contractors, Inc., substantially completed work on October 3, 2025)

Recommended Action: approval

4.

- e) Certificate of Final Completion for the Replacement of Failing Gas Lines (Phase 2024) at Maple Gardens (EOHLC #095192)

(The General Contractor, Hydro Mechanical, Inc., completed all work items. The final Contract amount was \$115,645.00)

Recommended Action: approval, contingent upon final approval from EOHLC

- f) Permission to Advertise for Bids for Boiler Replacement at Frank B. Oliveira Apartments (CFP 2026) and Bathroom Renovations at Heritage Heights (CFP 2026)

Recommended Action: approval

2. Procurement

- a) HTP Boiler Preventative Maintenance Services (Sunset Hill and Heritage Heights)

Recommended Action: award a contract to SAMCO in an amount of \$19,740.00

3. Miscellaneous

- a) Updated Fall River Housing Authority Personnel Policy Manual

Recommended Action: approval

- b) HUD Flat Rent Schedule (effective 10/1/25 and 1/1/26)

Recommended Action: approval

5.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Sbardella", is written over a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg