

**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**

November 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 **Postponed Regular Session** on **THURSDAY, NOVEMBER 13, 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 October 20, 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) Monthly Financial Statements (September 2025)

Recommended Action: approval

b) State Quarterly Modernization Report (for period ending 9/30/25)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

3.

New Business

1. **Modernization**

- a) Certificate of Substantial Completion for Gas Line Replacement Project at Cardinal Medeiros Towers

Recommended Action: approval

2. **Procurement**

- a) Grass Cutting Services

Recommended Action: award a three (3) year contract (with two (2) separate and distinct options to renew) to the low bidder, DeMelo & Sons, Inc., in an amount not to exceed \$272,250.00

3. **Miscellaneous**—there are no items this month

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg