

**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**

December 3, 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, DECEMBER 8, 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 November 13, 2025
and Executive Session Minutes from January 13, 2025 Annual
Meeting and March 10, 2025 Regular Meeting**

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) Financial Reports (October 2025)

Recommended Action: approval

b) State Quarterly Operating Statements (for period ending 9/30/2025)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Certificate of Completion-Consolidated for the Gas Replacement project at Cardinal Medeiros Towers

Recommended Action: approval

- b) Certificate of Completion-Consolidated for the Apartment Conversion Project (Phase 3), 12th Floor at Cardinal Medeiros Towers

Recommended Action: approval

- c) Contract Awards for Site Improvements—Tree Removal--at Maple Gardens (EOHLC #095203); Elmer/Corbett Streets (EOHLC #095205) and Oak Grove Avenue/Bullock Street (EOHLC #095207)

(Two (2) Bids were received and opened on December 3, 2025)

(Project Scope of Work includes tree removal, tree trimming, area clean-up and repair/replacement of existing damaged fencing, concrete walkways and patio areas)

Recommended Action: (1) contract award to low bidder, Regal Tree & Shrub Experts, LLC, for Maple Gardens, in the amount of \$18,480.00, (2) contract award to low bidder, Regal Tree & Shrub Experts, LLC, for Elmer/Corbett Streets, in the amount of \$36,750.00, (3) contract award to low bidder, Gil-Den, Inc., for Oak Grove Avenue/Bullock Street, in the amount of \$47,795.00—all contingent upon final approval by EOHLC

4.

2. **Procurement**

- a) Fall River Joint Tenants Council, Inc. Executive Director Contract

Recommended Action: award a one (1) year contract to the lone responder, Edward Gagnon, in an amount not to exceed \$25 per hour (20 hours per week)

3. **Miscellaneous**

- a) Section 8 Fair Market Rents (FMR's)/Payment Standards (effective January 1, 2026)

Recommended Action: approval

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

Sincerely,

A handwritten signature in black ink, reading "Kevin Sbardella", written over a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg