

**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**

February 4, 2026

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 **Regular Session** on **MONDAY, FEBRUARY 9, 2026, 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 Annual Meeting held on January 12, 2026

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 (for period ending 12/31/25)
- b) State Quarterly Modernization Report (for period ending 12/31/25)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Change Order No. 1 for the Elevator Modernization at George H. Cottell Heights

(Change Order No. 1 is an INCREASE in the amount of \$7,659.00 to the Contract for revised recessed call stations, including a credit of \$3,980.00 for the return of recessed call stations)

Recommended Action: approval

- b) Certificate of Substantial Completion for the Replacement/Addition of Smoke Detectors at Father Vincent Diaferio Village

Recommended Action: approval

- c) Certificate of Substantial Completion for the Boiler Replacement Project at James A. O'Brien, Sr. Apartments

Recommended Action: approval

2. Procurement—No items this month

3. Miscellaneous

- a) Executive Director Evaluation

Recommended Action: approval for distribution to Department Heads for completion (to be returned to Executive Office Assistant by 2/27/26)

4.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Sbardella". The signature is written in a cursive style with a horizontal line underneath it.

Kevin Sbardella, Executive Director

KS:mjg