

**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**

March 4, 2026

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, MARCH 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 Regular Meeting held on February 9, 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 1/31/26)

Recommended Action: approval

b) FYE2027 Budget Books

Recommended Action: approval

c) Insurance Policies (for period 4/1/26 to 3/31/27)

- Public Officials Insurance (ACE Municipal)
- Commercial Property Insurance (H.A.I. Group)
- Commercial Liability Insurance (H.A.I. Group)
- Automobile Insurance (H.A.I. Group)
- Excess Automobile Insurance (H.A.I. Group)

Recommended Action: approval

3.

6. Update from Executive Director

Recommended Action: for information

New Business

1. **Modernization**—There are no items this month

2. **Procurement**

a) On-Call Trade Services Contracts (for Painting, Carpentry, Plumbing, Electrical, Door & Glass Fabrication, HVAC, Asphalt/Concrete and Flooring Removal/Installation Repair Services)

Recommended Action: award one (1) year contracts to each of the various Contractors, in an amount not to exceed \$50,000.00 (Flooring Removal/Installation Repair Services & Asphalt/Concrete contracts in an amount not to exceed \$125,000.00)

b) Electrical Inventory Supplies

Recommended Action: award a six (6) month contract to the lone bidder, Electrical Wholesalers, Inc., in an amount not to exceed \$50,000.00

c) Plumbing Supplies

Recommended Action: award six (6) month contracts to Winsupply of Fall River, Plumbers Supply and Supply New England, in an amount not to exceed \$50,000.00 each

d) Constable Services

Recommended Action: award a three (3) year (Indefinite Quantity Services) contract to Patrick Duddy, in an amount not to exceed \$52,710.00

4.

e) Independent Auditing Services

Recommended Action: award a two (2) year contract to lone bidder, CBIZ in an amount not to exceed \$98,000.00

f) Security Guard Services

Recommended Action: award a three (3) year contract (with one (1) option to renew, at the sole discretion of the FRHA) to Signal, in an amount not to exceed \$715,618.64

3. Miscellaneous—There are no items this month

EXECUTIVE SESSION

a) Executive Director Contract Negotiations

(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (2) to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel)

Recommended Action: discussion/vote

b) Union Negotiations for Unit A

(Anticipated Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on bargaining or litigating position of the public body and the Chair so declares

Recommended Action: discussion

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". The signature is written in a cursive style with a horizontal line underneath it.

Kevin Sbardella, Executive Director

KS:mjg