

**FALL RIVER HOUSING AUTHORITY
85 MORGAN STREET
P.O. BOX 989
FALL RIVER, MA 02722**

**KEVIN SBARDELLA
EXECUTIVE DIRECTOR**

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**TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR**

April 9, 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, APRIL 13, 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 Open Meeting Law

--Citizen Input

--Resident Input

2. Minutes of the Regular Meeting held on March 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 2/28/26)

Recommended Action: approval

b) Federal Write-Offs for Fiscal Year Ending 3/31/26 (\$318,665.82)
(2025--\$264,795.71)

Recommended Action: approval

c) State Write-Offs for Fiscal Year Ending 3/31/26 (\$54,320.53)
(2025--\$39,380.37)

Recommended Action: approval

3.

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Contract Award for the Architectural/Engineering (A/E) Designer Services for the Modernization of 54 Units for Federalization at Chor-Bishop Joseph Eid Apartments--667-3 (EOHLC #095200) and for the Modernization of 24 Units for Federalization at Corky Row Apartments--705-2 (EOHLC #095201)

(After reviewing the applicants' qualification, references and experience, the Designer Selection Committee made the following **ranked** selections in order from 1 to 3)

Project #095200—Chor-Bishop Eid Apartments

1. RGB Architects
2. Vance Stein, Inc.
3. Dietz and Company Architects, Inc.

Project #095201)—Corky Row Apartments

1. Vance Stein, Inc.
2. Dietz and Company Architects, Inc.
3. RGB Architects

Recommended Action: 1) award contract for A/E Designer Services for the federalization at Chor-Bishop Eid Apartments to RGB Architects, in the amount of \$325,000.00 AND 2) award contract for A/E Designer Services for the federalization at Corky Row Apartments to Vance Stein, Inc., in the amount of \$215,000.00

4.

- b) Change Order No. 1 for Roof Replacement (Phase 7), Buildings #26 & #30 at Sunset Hill, Mass. 6-1

(Change Order No. 1 is a CREDIT of \$10,600.00 to the Contract for the reuse of wood blocking and landscape repairs caused by aerial lift)

Recommended Action: approval

- c) Certificate of Completion-Consolidated for Roof Replacement (Phase 7), Buildings #26 & #30 at Sunset Hill, Mass. 6-1

(The General Contractor, WPI Construction, Inc., completed all work items. The final Contract amount was \$584,900.00)

Recommended Action: approval

- d) Change Order No. 1 for Video Security System Upgrades at Father Vincent Diaferio Village, Mass. 6-3

(Change Order No. 1 is a CREDIT of \$2,174.24 to the Contract (and an additional 225 days added to complete the project) for eliminating the new SAT ceiling, removal of existing lighting, providing new lighting and relocating (lowering) the existing smoke detector and security system motion sensor)

Recommended Action: approval

2. Procurement—There are no items this month

5.

3. Miscellaneous

a) Affirmative Action Plan and Census Data/Target (EOHLC)

(The FRHA has met all minority tenant-based percentages for tenant selection applications. Should the FRHA fall short of these percentages, we will follow all EOHLC guidelines.)

Recommended Action: approval

b) Agreement between the FRHA and AFSCME, Council 93, Local 1990 (Unit A) for a three (3) year contract from **4/1/26 to 3/31/29**

Recommended Action: approval

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg