

**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**

May 6, 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, MAY 11, 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
(Attorney Michael Sousa)**

--Citizen Input

--Resident Input

**ADA Fair Housing Coordinator
Michael Sousa, Esquire 508-675-3500**

2.

2. Minutes of the Regular Meeting held on April 13, 2026

Recommended Action: to accept

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) State Quarterly Modernization Report (for period ending 3/31/26)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Certificate of Completion-Consolidated for the Video Security System Upgrades at Father Vincent Diaferio Village

(The General Contractor, Security Solutions, LLC, completed all work items, and the final contract amount was \$795,682.01.)

Recommended Action: approval

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

(The General Contractor, George T. Wilkinson, Inc., completed all work items, and the final contract amount was \$525,014.00.)

Recommended Action: approval

- c) Certificate of Completion-Consolidated for the Fire Alarm System Replacement Project in the Community Building at Father Vincent Diaferio Village

(The General Contractor, Laracy Electrical Contractors, Inc., completed all work items, and the final contract amount was \$68,300.00.)

Recommended Action: approval

- d) Permission to Advertise for Bids for Boiler Replacement at Nicholas W. Mitchell Heights

Recommended Action: approval

4.

- e) Change Order No. 1 for Site Improvements/Tree Removal at Maple Gardens

(Change Order No. 1 is an increase of \$8,875.00 to the Contract amount for the removal of several dozen vine covered saplings & trees, and pruning of several large trees (+\$5,175.00); and the removal of a 24" diameter Oak tree and the planting of one (1) Red Maple tree (+\$3,700.00). The Contract time will be increased by thirty (30) days.)

Recommended Action: approval

- f) Change Order No. 1 for the Comprehensive Building & Site Upgrades (Gateway) at Maple Gardens (EOHLC #095177)

(Change Order No. 1 is an estimated increase of \$94,020.19 to the Contract amount for AMC exploratory work at building #18 abatement (+\$3,515.47); Abatement of pipe insulation (+\$11,809.54); Replacement of water shut-off valves (+\$43,781.11); Electrical extend secondaries at building #17 (+\$32,423.37) and Relocation of electrical panels at buildings #15, #16 & #17 (+\$2,490.70). The Contract time will be increased by sixty (60) days.)

Recommended Action: approval

2. Procurement

- a) HUD NSPIRE Uniform Physical Condition Inspection Services

Recommended Action: award contract for HUD NSPIRE Uniform Physical Condition Inspection Services to the low bidder, Midwest Inspections, in an amount not to exceed \$20,980.56

5.

3. Miscellaneous

- a) EOHLC Wage Match Certification for FY2026

Recommended Action: approval (and execution of Certificate by Chairman and Executive Director) for submission to EOHLC

- b) FY2025 Lead-Based Paint Certificate of Compliance

Recommended Action: approval (and execution of Certificate by Commissioners and Executive Director) for submission to EOHLC

- c) Open Meeting Law (OML) Complaint Filed by CJ Ferry Received on April 14, 2026

Recommended Action: designate General Counsel to respond to OML Complaint

- d) Open Meeting Law (OML) Request for Meeting Minutes filed by Patrick Higgins Received on May 1, 2026

Recommended Action: designate General Counsel to respond to Request for Records

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

Sincerely,



Kevin Sbardella, Executive Director

KS:mjg