

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

June 3, 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, JUNE 8, 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 May 11, 2026

Recommended Action: to accept

**Executive Session Minutes of Annual Meeting held on January 12, 2026
and Executive Session Minutes of Regular Meeting held on March 9,
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) Financial Reports (for period ending 3/31/26)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Amendment No. 16 to the Contract for Financial Assistance (CFA) 5001, in the amount of \$5,226,291.33, between EOHLIC and FRHA, extending the Contract dates of service from June 30, 2035 to June 30, 2035

Recommended Action: approval

- b) Change Order No. 1 for Site Improvements-Tree Removal at Elmer/ Corbett Streets, Chapter 689-1 (EOHLC #095205)

(Change Order No. 1 is an INCREASE of \$4,375.00 to the Contract to provide a more consistent flat surface for parking and to meet ADA requirements. The Contract time will increase by thirty (30) days.)

Recommended Action: approval

- c) Change Order No. 1 for the Comprehensive Building & Site Upgrades (GATEWAY) at Maple Gardens, Fall River 200-2 (EOHLC #095177)

(Change Order No. 1 is an INCREASE of \$90,351.11 to the Contract for 1) replace water shut-off valves; 2) relocate electrical panels in Buildings 15, 16 and 17; 3) electrical extend secondaries at Building 17; 4) AMC exploratory work Building 18 abatement; and 5) abatement pipe insulation. There is no increase to the Contract time.)

Recommended Action: approval

4.

2. Procurement—There are no items this month.

3. Miscellaneous

a) Easement for National Grid at Oak Village

Recommended Action: ratify approval for an easement for National Grid to relocate one (1) telephone pole and one (1) telephone pole anchor from the sidewalk to a location six (6) feet (from original location) into the Oak Village development

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", written over a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg