

**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**

July 8, 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, JULY 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 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 June 8, 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. Monthly Financial Reports (May 2026)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Contract Award for Site Improvements—Tree Removal Project at Stanley/Ray Streets—689-5 (#095202) and Corky Row—705-2 (095208)

(Four (4) bids were received for Site Improvements/Tree Removal at Stanley/Ray Streets and five (5) bids were received for Site Improvements/Tree Removal at Corky Row on June 10, 2026)

Recommended Action: award contract to low bidder, Chestnut Tree & Landscape, in the amount of \$56,900.00, including 3 bid alternates, contingent upon final approval by EOHLC (for Stanley/Ray Streets) AND award contract to low bidder, Paul Nunes & Son, Inc., in the amount of \$19,500.00, contingent upon final approval by EOHLC (for Corky Row)

- b) Change Order No. 2 for Elevator Modernization at George H. Cottell Heights, Mass. 6-10

(Change Order No. 2 is a CREDIT in the amount of \$2,710.29 to the Contract. There is no change in the Contract time.)

Recommended Action: approval

- c) Certificate of Substantial Completion for Site Improvements/Tree Removal at Maple Gardens—200-2 (#095203); Elmer/Corbett Streets—689-1 (#095205); and Bullock/Oak Grove Avenue—689-4 (#095207)

(The General Contractor for Maple Gardens, Regal Tree & Shrub Experts, LLC, substantially completed work on June 11, 2026; the General Contractor for Elmer/Corbett Streets, Regal Tree & Shrub Experts, LLC, substantially completed work on June 25, 2026 and

4.

the General Contractor for Bullock/Oak Grove Avenue, Gil-Den, Inc., substantially completed work on June 11, 2026)

Recommended Action: approval, contingent upon final approval by EOHLC

- d) Certificate of Substantial Completion for Electrical Infrastructure Upgrade at Edward F. Doolan Apartments—662

(The General Contractor, M-V Electric, Inc., substantially completed work on June 9, 2026)

Recommended Action: approval

- e) Change Order No. 2 for the Federal Pacific Panel Replacement and Fire Alarm System Replacement at Chor-Bishop Joseph Eid Apartments—667-3; Bates/Orswell Streets—689-3 and Stanley/Ray Streets—689-5 (#095180)

(Change Order No. 2 is an INCREASE of \$9,132.00 to the Contract. There is no increase to the Contract time.)

Recommended Action: approval

2. Procurement

- a) Trash Compactor Replacement Project at James A. O'Brien, Sr. Apartments

(Three (3) bids were received/reviewed on July 8, 2026)

Recommended Action: award a contract to the low bidder, Plum Creek Environmental, in an amount not to exceed \$25,178.50

5.

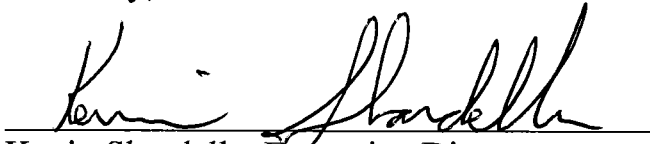
3. **Miscellaneous**

- a) Updated Memorandum of Understanding Between the FRHA and Fall River Joint Tenants Council, Inc. (FRJTC)

Recommended Action: approval

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", is written over a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg