

**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**

August 5, 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, AUGUST 10, 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 July 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. Monthly Financial Reports (June 2026)

Recommended Action: approval

b. State Quarterly Modernization Report (for period ending 6/30/26)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

3.

New Business

1. Modernization

- a) Certificate of Completion-Consolidated for the Electrical Infrastructure Upgrades at Edward F. Doolan Apartments—667-2

(The General Contractor, M-V Electrical Contractors, Inc., completed all work items. The final Contract amount was \$153,340.00.)

Recommended Action: approval

- b) Certificate of Final 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, has completed all work items, and the final Contract amount was \$27,355.00.)

(The General Contractor for Elmer/Corbett Streets, Regal Tree & Shrub Experts, LLC, completed all work items, and the final Contract amount was \$41,125.00.)

(The General Contractor for Bullock/Oak Grove Avenue, Gil-Den, Inc., completed all work items, and the final Contract amount was \$47,795.00.)

Recommended Action: approval, contingent upon final approval by EOHLC

- c) Request for Hanwha WAVE Video Management Software (VMS) platform be a proprietary item for the Security Camera Installation at Maple Gardens—200-2 (#095185)

Recommended Action: approval

4.

- d) Change Order No. 5 for the Comprehensive Building & Site Upgrades at Maple Gardens—200-2 (#095177)

(Change Order No. 5 is an INCREASE of \$115,415.79 to the Contract amount for the reconstruction of the fire-damaged apartments (#14-D and #22-D), including demolition and abatement. There is no increase to the Contract time.)

Recommended Action: approval, contingent upon final approval by EOHLC

2. **Procurement**

- a) Labor Attorney Services

Recommended Action: award a three (3) year contract to KP Law, at a hourly rate of 255.00, in a total amount not to exceed \$50,000.00 (This contract contains two (2) separate and distinct one (1) year renewable options.)

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