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

KEVIN SBARDELLA
EXECUTIVE DIRECTOR

TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR

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November 4, 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, NOVEMBER 9, 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

--Citizen Input

--Resident Input

2. **Minutes of the Postponed Regular Meeting held on October 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 Statements (September 2026)

   Recommended Action: approval

   b) State Quarterly Modernization Report (for period ending 9/30/26)

   Recommended Action: approval

6. **Update from Executive Director**

   Recommended Action: for information

New Business

1. **Modernization**

a) Change Order No. 1 for the Site Improvements/Tree Removal at Corky Row,705-2 (EOHLC #095208)

(Change Order No. 1 is an INCREASE of $7,800.00 to the Contract for the removal of two (2) extra trees 6 inches in diameter, power washing of concrete walls and raised concrete planters, and cleaning/ painting of steel railings. There is no change in the Contract time.)

Recommended Action: approval, contingent upon final approval from EOHLC

b) Certificate of Final Completion for the Site Improvements at Stanley/Ray Streets, 689-5 (EOHLC #095202)

(The General Contractor, Chestnut Tree, completed all work items. The final Contract amount was $56,900.00)

Recommended Action: approval, contingent upon final approval from EOHLC

2. **Procurement**

a) AERCO Boilers Maintenance Service Contract

Recommended Action: award an eighteen (18) month contract to the low bidder, GT Wilkinson, in an amount not to exceed $39,136.00

b) Website Maintenance Contract

Recommended Action: award a two (2) year contract to RSG Marketing Group, in an amount not to exceed $20,000.00

c) Security Guard Services at Doolan Apartments and Chor-Bishop Eid Apartments

Recommended Action: discussion/permission to advertise for Security Guard Services at one or both sites

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

Sincerely,

Kevin Sbardella, Executive Director

KS:mjg