

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

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FALL RIVER, MA

**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, 2023)

**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", written over a horizontal line.

Kevin Sbardella, Executive Director

KS:mjg

