

MINUTES OF THE POSTPONED REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, JUNE 16, 2025

The members of the Fall River Housing Authority met in Postponed Regular Session on Monday, June 16, 2025 at 4:30 o'clock p.m., at 85 Morgan Street, in the City of Fall River, Massachusetts.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

PRESENT

Stephen R. Long
David Underhill
John Medeiros

ABSENT

Jason Burns
Jo Ann Bentley (arrived at 4:50 p.m.)

There being a quorum present, business was transacted as follows:

NOTICE OF MEETING

Notice is hereby given in accordance with Section 20 (b) and Section 20 (c) of the Massachusetts General Laws (M.G.L.) Chapter 30A that the Postponed Regular Meeting of the members of the Fall River Housing Authority will be held at 4:30 p.m., on Monday, June 16, 2025, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

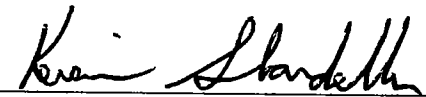

Secretary

Dated: June 11, 2025

CERTIFICATE AS TO SERVICE OF
NOTICE OF MEETING

I, Kevin Sbardella, the duly appointed, qualified and acting Secretary of the Fall River Housing Authority, do hereby certify that on June 11, 2025, I filed, in the manner provided by Section 20(b) and Section 20(c) of the M.G.L. Chapter 30A, with the Clerk of the City of Fall River, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority on this 16th day of June, 2025.


Secretary

Postponed Regular Meeting of 6/16/25

CITIZEN INPUT

Chairman Long asked if anyone in the listening audience wished to speak during the Citizen Input time. Hearing none, Chairman Long moved onto Resident Input.

RESIDENT INPUT

Chairman Long asked if anyone in the listening audience wished to speak during the Resident Input time. Donald Hamilton, a resident at 33 Quequechan Street (Chor-Bishop Eid Apartments), requested permission to speak before the Board regarding some issues at that development. Mr. Hamilton expressed that while he has been happy residing at Chor-Bishop Eid Apartments for the past 18+ years, this past year and a half has been fraught with problems that he and some fellow residents are concerned about. Mr. Hamilton presented the Commissioners, Mr. Sbardella, Mr. McCoy and Attorney Sousa with a detailed summary of the issues. Mr. Hamilton thanked the Commissioners, etc. for allowing him to speak before the Board, and for the concerns to be looked into by the administration. Chairman Long, along with Mr. Sbardella and Mr. McCoy, advised Mr. Hamilton that the Authority takes resident concerns seriously and each issue brought up will be reviewed accordingly.

Edward Gagnon, Executive Director of FRJTC, advised that tenant association elections will be held at O’Brien Apartments and Mitchell Heights in July. Vending machines (soda only) will be back at Cardinal Medeiros Towers, Barresi Heights and O’Brien Apartments shortly, and hopefully, at some point, all eleven sites will have them.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on May 12, 2025 were mailed to the Commissioners, it was in order to act upon same.

Commissioner Medeiros made a motion to accept the minutes as presented and Commissioner Underhill seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

Vouchers: The Secretary presented the May, 2025 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	168074-169140	\$2,429,757.32
	207543-207568	\$28,326.62
	103910-103945	\$51,581.00
DD Liberty Utilities	----	----
DD National Grid	----	----
FSS Escrows	0	\$24,098.00
FEDERAL FUND	118277-118365	\$498,500.66
DD NRG	10044	\$250,644.35
DD National Grid	----	----
PH FSS Escrows	0	\$7,618.00
REVOLVING FUND	79878-80065	\$1,766,351.21
DD National Grid	----	----
DD Liberty Utilities	10047	\$7,618.00
DD NRG	10046	\$13,473.43
FSS Escrows	----	----

Postponed Regular Meeting of 6/16/25

STATE FUND	9087-9091	\$79,390.00
DD NRG	10045	\$34,260.84
200-C MOD	1918-1920	\$120,990.00
TOTAL		\$5,317,754.11

Invoices to be paid: The Secretary presented the invoices to be paid as follows:

FEDERAL FUND	\$119,643.38
REVOLVING FUND	\$66,690.24
STATE FUND	\$18,036.54
200-C MOD	-----
TOTAL	\$204,370.16

A motion was made by Commissioner Underhill, seconded by Commissioner Medeiros, and carried by unanimous vote to pay the vouchers for the month of May, 2025.

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of May 31, 2025, is as follows:

Family.....	4346
Elderly.....	1075
Mixed Population.....	1682

After a brief discussion, a motion was made by Commissioner Medeiros, seconded by Commissioner Underhill, and carried by unanimous vote to accept the Management Reports as submitted.

The next item was the Monthly Financial Operating Statements for the period ending March 31, 2025. A motion was made by Commissioner Underhill, seconded by Commissioner Medeiros, and carried by unanimous vote to approve the financial statements as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Under Human Resources, Mr. Sbardella advised that one (1) of our Truck Drivers retired, and he wanted to acknowledge Tim Fitzgibbons for his 28 years of service to the FRHA. An Apprentice Plumber and Clerk Interviewer were officially hired after graduating from the Diman Co-op Plumbing Program and Business Program.

Under Finance, Mr. Sbardella advised that our unaudited FY25 financials were completed and submitted to HUD by May 31st, along with our State financials that were due by the May 30th deadline. Mr. Sbardella acknowledged Nella Souza, Director of Finance, and her financial team, along with our Fee Accountant Bob Fetrow.

Under Management, Mr. Sbardella advised that we will be making some upgrades to our IT systems through our IT vendor. Microsoft is now going to be a subscription service for their new Microsft365, which also requires upgrades to our server. There will be a \$13,000.00 one-time fee for the upgrades, and an increase of approximately \$8,000.00 annually for the licensing. Mr. Sbardella noted that it is very important for the FRHA to stay up-to-date with our IT needs.

Under Resident Services, Mr. Sbardella advised that the FRHA will once again be collaborating with Greater Fall River Recreation for the Summer Lunch Program at five (5) of our family sites—Sunset Hill and Pleasant View will have the lunches, plus full day activities. Father Diaferio Village, Heritage Heights and Fordney Apartments will be lunch service only. The program will be during the months of July and August.

Under Miscellaneous, Mr. Sbardella thanked Maria Simos who resides at Oliveira Apartments for the outstanding job she does with the planting and upkeep of the flower garden at the main entrance. It is beautiful, and we appreciate Ms. Simos’ efforts very much.

Mr. Sbardella’s report was for information only and no vote was required.

NEW BUSINESS

MODERNIZATION

The Board was briefed on the following Modernization items.

The first item was the Contract Award for the Comprehensive Building & Site Upgrades (Gateway Cities) at Maple Gardens, Fall River 200-2 (EOHLC #095177).

Four (4) bids were opened and received on May 28, 2025, with the following results:

COMPANY NAME	BID AMOUNT
JJ Cardosi, Inc. 150 Amaral Street Riverside, RI 02815	\$6,271,306.00
South Coast Improvement Company 13 Marconi Lane Marion, MA 02738	\$6,886,149.00
NEI General Contracting 27 Pacella Park Drive Randolph, MA 02368	\$6,927,700.00
Bizko Building Systems, Inc. 20 Development Street Fall River, MA 02721	\$9,863,592.05

The project scope of work includes, but not limited to, demolish building #18 to replace with a new Community Building; replace Federal Pacific Electrical (FPE) panel load center components in buildings 1 through 17; replace the FPE main distribution panels and related equipment in buildings 1 through 17; 31 through 42 and buildings 44 through 50; replace existing apartment electrical feeders in buildings 1 through 17; replace underground electrical feeds in buildings 1 through 17; upgrade fire alarm (smoke/CO) system in all apartment buildings; provide new bathroom exhaust systems in buildings 1 through 17; provide new 50 amp/2 pole breakers, receptacles and branch circuiting for future electric cooking ranges in all units; and upgrade sanitary sewage and groundwater sump pump systems in buildings 15 through 17 and buildings 37 through 49.

Following a review of the bids, it was recommended that the contract be awarded to the low bidder, JJ Cardosi, Inc., in the amount of \$6,271,306.00.

Approval was recommended, contingent upon final approval by EOHLC.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 38

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a contract for the Comprehensive Building & Site Upgrades (Gateway Cities) at Maple Gardens, Fall River 200-2 (EOHLC #095177), to the low bidder, JJ Cardosi, Inc., in the amount of \$6,271,306.00, contingent upon final approval by EOHLC, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Medeiros Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the Contract Award for the Window Replacement project at James A. O’Brien, Sr. Apartments, Mass. 6-5.

Eight (8) bids were received and opened on May 22, 2025, with the following results:

COMPANY NAME	BID AMOUNT
NENA Construction, Inc. 21 Hemingway Drive Riverside, RI 02915	\$2,599,000.00
Lockheed Architectural Solutions, Inc. 925 South Main Street Pascoag, RI 02859	\$2,786,000.00
JJ Cardosi, Inc. 150 Amaral Street Riverside, RI 02915	\$2,957,600.00
Lizotte Glass, Inc. 380 Race Street Holyoke, MA 01040	\$3,011,982.00
Advantage Glass Holding Co., LLC 1580 Elmwood Avenue Cranston, RI	\$3,110,000.00
G.V.W., Inc. 38 Bennett Street Lynn, MA 01905	\$3,224,435.00

A&A Window Products, Inc. 15 Joseph Street Malden, MA 02148	\$3,332,700.00
Homer Contracting 195 Broadway Arlington, MA 02474	\$3,427,000.00

The project scope of work consists of the removal and replacement of existing window assemblies throughout the 2nd through the 6th floor apartments and north and south stairwells.

Following a review of the bids, it was recommended that the contract be awarded to the low bidder, NENA Construction, Inc., in the amount of \$2,599,000.00.

Approval was recommended.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 39

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a contract for the Window Replacement project at James A. O’Brien, Sr. Apartments, Mass. 6-5, to the low bidder, NENA Construction, Inc., in the amount of \$2,599,000.00, is approved.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Medeiros Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the Contract Award for the Roof Replacement project, Phase 7, Buildings 26 and 30 at Sunset Hill, Mass. 6-1.

Nine (9) bids were received and opened on May 29, 2025, with the following results:

COMPANY NAME	CONTRACT AMOUNT
WPI Construction, Inc. P.O. box 307 Walpole, MA	\$595,500.00
Wayne Roofing Systems, LLC 65 E. Belcher Road Foxboro, MA 02305	\$624,000.00

Leading Way Construction, Inc. 64 Ames Street Brocton, MA 02302	\$666,600.00
Triumph Roofing, Inc. 48 Elm Street Baldwinville, MA 01436	\$692,580.00
Young Developers, LLC 9 Hamden Park Drive Hamden, CT 06517	\$700,000.00
C&K Roofing, Inc. 15 Cypress, Suite 204 Newton Center, MA 02459	\$728,950.00
Gibson Roofs, Inc. 369 Winter Street Hanover, MA 02339	\$735,400.00
MDM Engineering Company, Inc. 51 Sawmill Road Dudley, MA 01571	\$790,000.00
Capeway Roofing Systems, Inc. 664 Sanford Road Westport, MA 02790	\$974,300.00

The project scope of work consists of the removal of the existing membrane roofing assembly at the specified building to existing roof sub-structure and replacement with new modified bitumen roofing assembly and metal flashings.

Following a review of the bids, it was recommended that the contract be awarded to the low bidder, WPI Construction, Inc., in the amount of \$595,500.00.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 40

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a contract for the Roof Replacement project, Phase 7, Buildings 26 and 30 at Sunset Hill, Mass. 6-1, to the low bidder, WPI Construction, Inc., in the amount of \$595,500.00, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the "Ayes" and "Nays" were as follows:

Postponed Regular Meeting of 6/16/25

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Underhill Commissioner Medeiros Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the contract award for the Boiler Replacement at James A. O’Brien, Sr. Apartments, Mass. 6-5.

Four (4) bids were opened and received on May 14, 2025, with the following results:

COMPANY NAME	BID AMOUNT
George T. Wilkinson, Inc. 405 VFW Drive Rockland, MA 02370	\$525,014.00
Fraser Engineering Co., Inc. 65 Court Street Newton, MA 02460	\$527,924.00
General Air Conditioning & Heating, Inc. 7 Gaston Street Dorchester, MA 02121	\$548,000.00
Araujo Bros. Plumbing & Heating 224 Nyes Lane Acushnet, MA 02743	\$610,000.00

The project scope of work consists of the replacement of the existing boiler plant located on rooftop penthouse of the building.

Following a review of the bids, it was recommended that the contract be awarded to the low bidder, George T. Wilkinson, Inc., in the amount of \$525,014.00

Approval was recommended.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 41

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a contract for the Boiler Replacement at James A. O’Brien, Sr. Apartments, Mass. 6-5, to the low bidder, George T. Wilkinson, Inc., in the amount of \$525,014.00, is approved.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Medeiros Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the contract award for the Replacement/Addition of Smoke Detectors at Father Vincent Diaferio Village, Mass. 6-3 (funded through the Safety & Security grant).

Five (5) were opened and received on March 20, 2025, with the following results:

COMPANY NAME	BID AMOUNT
Harrison Electric, LLC 51 King Street Abington, MA 02351	\$118,000.00
Laracy Electrical Contractors, Inc. P.O. Box 307 Walpole, MA 02032	\$126,300.00
M-V Electrical Contractors, Inc. 10 Conduit Street Acushnet, MA 02743	\$218,865.00
MAK Electric 350 Faunce Corner Road Dartmouth, MA 02747	\$345,000.00
Brite Lite Electrical Co., Inc. 11 Front Street Weymouth, MA 02188	\$365,500.00

The project scope of work consists of the replacement and installation of new smoke detectors.

NOTE: The contract was awarded to the 2nd low bidder, Laracy Electrical Contractors, Inc. at the April 14, 2025 Board meeting, due to low bidder, Harrison Electric, LLC, not possessing the required DCAM certification. On June 11, 2025, Laracy Electrical Contractors withdrew their bid due to a clerical error.

Following a review of the remaining bids, it was recommended that the contract be awarded to the 3rd low bidder, M-V Electrical Contractors, Inc., in the amount of \$218,865.00.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 42

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a contract for the Replacement/
Addition of Smoke Detectors at Father Vincent Diaferio Village,
Mass. 6-3 (funded through the Safety & Security grant),
to the 3rd low bidder, M-V Electrical Contractors, Inc., in the
amount of \$218,865.00, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and
read, which motion was seconded by Commissioner Medeiros, and the “Ayes” and “Nays” were
as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Medeiros Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was Change Order No. 1 for the Boiler and Water Heater Replacement at
George E. Riley Plaza, Mass.6-17.

Change Order No. 1 is a CREDIT in the amount of \$1,543.57, as follows:

Credit for removal of twenty-three (23) expansion tanks and check valves (-\$4284.90);
and add for the addition of five (5) backwater valves (+\$2,741.33), total credit of \$1,543.57.

Approval was recommended.

The following resolution was introduced by Commissioner Underhill, read in full and
considered:

RESOLUTION NO. 43

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That Change Order No. 1 for the Boiler and Water Heater
Replacement at George E. Riley Plaza, Mass.6-17, with a CREDIT
in the amount of \$1,543.57, is approved.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced
and read, which motion was seconded by Commissioner Medeiros, and the “Ayes” and “Nays”
were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Underhill Commissioner Medeiros Commissioner Bentley Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

Postponed Regular Meeting of 6/16/25

The next item was a Certificate of Completion-Consolidated for the Boiler and Water Heater Replacement at George E. Riley Plaza, Mass. 6-17.

The General Contractor, Glionna Plumbing & Heating, Inc. completed all work items. The final contract amount was \$585,011.43.

Approval was recommended.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 44

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Certificate of Completion-Consolidated, Contractor’s Certificate and Release, Consent to Surety Company for Final Payment and Application and Certificate of Payment (final) for Glionna Plumbing & Heating, Inc., be approved; and designating and authorizing the Chairman to execute said Certificate of Completion-Consolidated.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Medeiros Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The last item was to request manufacturer Edwards EST-4 to be a proprietary item for the fire alarm control panel for the Fall River Federal Pacific Panel and Fire Alarm System project at Chor-Bishop Joseph Eid Apartments, Fall River 667-3 (#095180), so as to be completely compatible between replacement of control equipment and existing peripheral devices.

Approval was recommended.

The following resolution was introduced by Commissioner Underhill, read in full and considered:

RESOLUTION NO. 45

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the request for manufacturer Edwards EST-4 to be a proprietary item for the fire alarm control panel for the Fall River Federal Pacific Panel and Fire Alarm System project at Chor-Bishop Joseph Eid Apartments, Fall River 667-3 (#095180), so as to be completely compatible between replacement of control equipment and existing peripheral devices, is approved.

Postponed Regular Meeting of 6/16/25

Commissioner Underhill moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Underhill Commissioner Medeiros Commissioner Bentley Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

PROCUREMENT

The lone item was the contract for Fire Extinguisher Inspection Services.

One (1) vendor responded to the recent solicitation for quotes for the Fire Extinguisher Inspection Services, as follows:

COMPANY NAME	CONTRACT AMOUNT
Integrity Fire Extinguisher Services	\$7,012.00

Integrity Fire Extinguisher Services of Fall River, MA, submitted a responsive low bid in the amount of \$7,012.00. Mr. McCoy performed due diligence such as cross-checking the debarment list for DCAMM, Massachusetts Attorney General and MASS DOT.

Based on their low bid and positive internal review, it was recommended that a three (3) year contract, in an amount not to exceed \$7,012.00, be awarded to Integrity Fire Extinguisher Services.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 46

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to award a three (3) year contract for Fire Extinguisher Inspection Services to the lone bidder, Integrity Fire Extinguisher Services, in an amount not to exceed \$7,012.00, is approved.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Medeiros Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

MISCELLANEOUS

The first item was the Housing Choice Voucher Program (HCVP) Administrative Plan amendment. Mr. Sbardella advised the Board that the Authority is being proactive in case federal funding is cut in the HCVP. Currently, in the section entitled “Insufficient Funding”, the FRHA would terminate families according to the date of the family’s admission into the program, starting with those who have been receiving assistance the longest. Elderly and disabled families would be exempt.

Under the amended policy, Category 1: Families who have committed program abuse, and/or are habitually non-compliant for the second time within the past 6-12 months, as follows: First, the PHA will terminate families who owe the PHA money, are under a repayment agreement, but has made at least one (1) late payment; Second, the PHA will terminate families who have been non-compliant within the past 12 months on one or more occasions; Third, the PHA will terminate families who owe the PHA money, but are not yet under a repayment agreement; Fourth, the PHA will terminate families who owe the PHA money, are under a repayment agreement and have made all payments in accordance with the repayment agreement. Category 2: First in, first out. Under this option, the PHA would terminate families according to the date of the family’s admission into the program, starting with those who have been receiving assistance the longest. Elderly and disabled would be exempt.

In both categories, families compromising the required number of special purpose vouchers, including non-elderly disabled (NED), HUD veterans affairs supportive housing (VASH) and family unification program (FUP) will be the last to be terminated.

Approval was recommended.

The following resolution was introduced by Commissioner Underhill, read in full and considered:

RESOLUTION NO. 47

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Housing Choice Voucher Program (HCVP) Administrative
Plan amendment regarding Insufficient Funding, is approved.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Underhill Commissioner Medeiros Commissioner Bentley Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the EOHLC Regional Capital Assistance Team (RCAT) Program Waiver.

Mr. Sbardella advised that any local housing authority with fewer than 500 state-aided units that does not submit a waiver application, will be automatically folded into the RCAT Program. This waiver will allow the Fall River Housing Authority to continue to manage their own capital and maintenance programs independently for the next three (3) years.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 48

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to waive out of the Executive Office of Housing & Livable Communities (EOHLC) Regional Capital Assistance Team (RCAT) Program for the next three (3) years (2025 to 2028) is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Medeiros Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the Management Services Agreement between the Fall River Housing Authority and the Somerset Housing Authority. Mr. Sbardella explained that the Fall River Housing Authority will assist the Somerset Housing Authority with their maintenance operations at their Federal and State sites--6 one (1) unit apartments at various addresses (federal) and 135 apartments located at two (2) developments (state). The contract is for a six (6) month period, beginning on July 1, 2025 and ending on December 31, 2025. The Owner (Somerset Housing Authority) will pay the Management Agent (Fall River Housing Authority) at the current hourly labor rates, fringes, travel, supplies, materials, etc., and a 15% administrative fee, with payments made on a monthly basis.

Approval was recommended.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 49

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Management Services Agreement between the Fall River Housing Authority (FRHA) and the Somerset Housing Authority (SHA) with the FRHA assisting the SHA with their

maintenance operations at their Federal and State sites--6 one (1) unit apartments at various addresses (federal) and 135 apartments located at two (2) developments (state), beginning on July 1, 2025 to December 31, 2025, is approved.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Medeiros Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the Agreement for the Administration of the Swansea Housing Authority (SHA) HUD Public Housing Program by the Fall River Housing Authority (FRHA). Mr. Sbardella explained that the FRHA will perform all of the reasonably necessary functions to administer the SHA public housing program, including maintaining the waiting list, certify applicant’s eligibility to participate in the public housing program(s), forward referrals to the Executive Director for lease-up, inspect units, and schedule and perform recertifications with residents, in accordance with all laws, rules and regulations of all governmental authorities having jurisdiction over the performance of the public housing program. The contract is for a one (1) year period, beginning on July 1, 2025 and ending on June 30 2026. The Owner (Swansea Housing Authority) will pay the Management Agent (Fall River Housing Authority) at the current gross hourly rate, fringes, travel, supplies, etc., and a 15% administrative fee, with payments made on a monthly basis.

Approval was recommended.

The following resolution was introduced by Commissioner Underhill, read in full and considered:

RESOLUTION NO. 50

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Agreement for the Administration of the Swansea Housing Authority (SHA) HUD Public Housing Program by the Fall River Housing Authority (FRHA) with the FRHA performing all of the reasonably necessary functions to administer the SHA public housing program, including maintaining the waiting list, certify applicant’s eligibility to participate in the public housing program, forward referrals to the Executive Director for lease-up, inspect units, and schedule and perform recertifications with residents, beginning on July 1, 2025 and ending on June 30, 2026, is approved.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Underhill Commissioner Bentley Commissioner Medeiros Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the Designated Housing Plan (DHP) renewal request for an additional two (2) years. Mr. Sbardella advised that our Designated Housing Plan (DHP) is set to expire on September 27, 2025, and in an effort to be proactive, the Authority sought approval from the Board of Commissioners to submit our renewal request to HUD for the additional two (2) year period (2025 to 2027). The Designated Housing Plan (DHP) allows the following six (6) developments to remain elderly-only sites—Oak Village, James A. O’Brien, Sr. Apartments, Raymond D. Holmes Apartments, George H. Cottell Heights, Nicholas W. Mitchell Heights and Frank B. Oliveira Apartments. The Fall River Joint Tenants Council, Inc. (FRJTC) was included in all discussions and are in agreement with all aspects of the renewal submission.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 51

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the Designated Housing Plan (DHP) renewal request for an additional two (2) year period, 9/2025 to 9/2027, to be submitted to the Department of Housing & Urban Development (HUD), allowing the six (6) developments listed above to remain as elderly-only sites is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Medeiros Commissioner Underhill Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the purchase of Natural Gas through NRG/Power Options. Mr. Sbardella advised that although the current contract won’t expire until October 31, 2025, it would behoove the Authority to lock in the prices now. Mr. Sbardella added that the Authority is interested in only entering into a fourteen (14) month contract in the event that we do another conservation program like we did in the past with Ameresco for the four (4) developments that became Federal during the last three (3) years.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 52

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to enter into a fourteen (14) month contract for the purchase of Natural Gas through NRG/Power Options, beginning on November 1, 2025 and ending on December 31, 2026, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Underhill Commissioner Medeiros Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.

The next item was the purchase of Electricity through Constellation Energy. Mr. Sbardella advised that although the current contract won’t expire until December 31, 2025, it would behoove the Authority to lock in the prices now. Mr. Sbardella added that the Authority is interested in only entering into a fourteen (14) month contract for the purchase of Electricity as well.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 53

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:


That permission to enter into a fourteen (14) month contract for the purchase of Electricity through Constellation Energy, beginning on January 1, 2026 and ending on February 28, 2027, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill and the “Ayes” and “Nays” were as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>
Commissioner Bentley Commissioner Underhill Commissioner Medeiros Chairman Long	None	Commissioner Burns

The Chairman thereupon declared said motion carried and said resolution adopted.
Postponed Regular Meeting of 6/16/25

At 5:37 p.m. a motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous vote to adjourn the meeting.



Kevin Sbardella, Secretary