

MINUTES OF THE POSTPONED REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, AUGUST 18, 2025

The members of the Fall River Housing Authority met in Postponed Regular Session on Monday, August 18, 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
Jason Burns
Jo Ann Bentley

ABSENT

John Medeiros

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, August 18, 2025, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY


Secretary

Dated: August 13, 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 August 13, 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 18th day of August, 2025.


Secretary

Postponed Regular Meeting of 8/18/25

CITIZEN INPUT

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

RESIDENT INPUT

Chairman Long asked if anyone in the listening audience wished to speak during the Resident Input time. Edward Gagnon, FRJTC, advised that the FRJTC annual meeting will be held on September 18, 2025, and the annual MUPHT Conference will be held in the near future.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on July 14, 2025 were mailed to the Commissioners, it was in order to act upon same.

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

BILLS AND COMMUNICATIONS

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

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	170193-171238	\$2,354,556.20
	207597-207623	\$25,826.62
	103381-104014	\$52,854.00
DD Liberty Utilities	----	----
DD National Grid	----	----
FSS Escrows	0	----
FEDERAL FUND	118451-118547	\$217,649.78
DD NRG/Liberty	10077-10106	\$83,515.40
DD National Grid	328	\$70,250.90
PH FSS Escrows	0	----
REVOLVING FUND	80291-80524	\$3,861,719.73
DD National Grid	328 & 3281	\$138,031.68
DD Liberty Utilities	10082 & 10103	\$24,233.04
DD NRG	----	----
FSS Escrows	----	----
STATE FUND	9103-9109	\$27,454.73
DD NRG	10077-10105	\$12,557.41
DD National Grid	----	----
200-C MOD	1923-1927	\$118,063.98
	TOTAL	\$6,986,713.47

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

FEDERAL FUND	\$478,800.43
REVOLVING FUND	\$68,601.00
STATE FUND	\$66,268.44
200-C MOD	-----
TOTAL	\$613,669.87

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

Communications: None

REPORT OF THE SECRETARY

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

Family.....	4510
Elderly.....	1100
Mixed Population.....	1692

After a brief discussion, a motion was made by Commissioner Burns, 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 June 30, 2025. A motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous vote to approve the Monthly Financial Operating Statements, as presented.

The next item was the State Quarterly Modernization Report for the period ending June 30, 2025. A motion was made by Commissioner Underhill, seconded by Commissioner Bentley, and carried by unanimous vote to approve the State Quarterly Modernization Report, as presented.

The next item was the State Quarterly Operating Statements for the period ending June 30, 2025. A motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous vote to approve the State Quarterly Operating Statements, as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Under Human Resources, Mr. Sbardella advised that we recently hired a 3rd shift Maintenance Mechanic to replace the one that was appointed to the CCTV position.

Under Management, Mr. Sbardella advised that the NSPIRE inspection was recently conducted at Diaferio Village, and while our score was not yet available, we are confident that it will be much better than the previous one.

Under Resident Services, Mr. Sbardella advised that the summer cookouts and movie nights are winding down this week, and many thanks are due to Joey DaSilva, Kelsey Camara and the youth workers for doing such a great job!

Mr. Sbardella also gave a heartfelt thanks to Rita Lebeau, Melissa Souza, Todd Cabral, Mark Silva and Tenant President Bob Barlow for the assistance and care they gave to the fire victims from the Gabriel House who were recently housed at Cottell Heights. In addition, many thanks to Dave Mello from M&M Movers for the donation and delivery of furniture; Jim and Julie from My Brothers Keeper; and the Firefighter Wives Association for supplying additional items to assist those new residents in their time of need.

Lastly, Mr. Sbardella advised that the annual Employee Appreciation Cookout was held at Oak Village. There was a very good turnout, great food, games and music, and thanks again to Joey DaSilva, Kelsey Camara and the youth workers for doing an excellent job! Thanks also to the Board of Commissioners.

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

NEW BUSINESS

MODERNIZATION

The first item was the Contract award for the ARPA Targeted Fall River Federal Pacific (FPE) Replacement at Chor-Bishop Joseph Eid Apartments, Fall River 667-3 and the Fire Alarm System Upgrade at Elmer/Corbett Streets, Chapter 689-1; Bates/Orswell Streets, Chapter 689-3 and Chor-Bishop Eid Apartments, Fall River 667-3 (EOHLC #095180).

Three (3) bids were received and opened on July 18, 2025, with the following results:

COMPANY NAME	BID AMOUNT
LeVangie Electric Co., Inc. 59 Old Webster Street Hanover, MA 02339	\$644,600.00
Laracy Electrical Contractors, Inc. 9 Perry Drive, Unit 1 Foxboro, MA 02035	\$683,300.00
M-V Electrical Contractors, Inc. 10 Conduit Street Acushnet, MA 02743	\$711,210.00

The project scope of work includes the installation of fire alarm systems at all three sites, as well as the replacement of existing load centers and panel boards at Chor-Bishop Eid Apartments.

Following a review of the bids, it was recommended that the contract be awarded to the low bidder, LeVangie Electric Co., Inc., in an amount of \$644,600.00, contingent upon final approval from EOHLC.

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

RESOLUTION NO. 57

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

That permission to award a contract for the ARPA Targeted Fall River Federal Pacific (FPE) Replacement at Chor-Bishop Joseph Eid Apartments, Fall River 667-3 and the Fire Alarm System Upgrade at Elmer/Corbett Streets, Chapter 689-1; Bates/Orswell Streets, Chapter 689-3 and Chor-Bishop Eid Apartments, Fall River 667-3 (EOHLC #095180) to the low bidder, LeVangie Electric Co., Inc., in the amount of \$644,600.00, is approved, contingent upon final approval from EOHLC.

Commissioner Burns 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 Burns Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Medeiros

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

The next item was the Contract award for the Electrical Upgrade project at Edward F. Doolan Apartments, Fall River 667-2.

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

COMPANY NAME	BID AMOUNT
M-V Electrical Contractors, Inc. 10 Conduit Street Acushnet, MA 02743	\$153,340.00
Tilton Electric, Inc. 398 Court Street Plymouth, MA 02360	\$156,975.00
Systems Contracting, Inc. 7 Scobee Circle Plymouth, MA 02360	\$174,000.00
Boston Electric & Telephone 446 Walnut Street West Bridgewater, MA 02379	\$186,000.00
JMC Electrical Solutions 44 Russo Circle Agawam, MA 01001	\$197,000.00

The project scope of work includes the installation of transformers, meter bans, duct banks (trenching), walkway cutting and patching, coring of walls and relation of HVAC condensing unit.

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Following a review of the bids, it was recommended that the contract be awarded to the low bidder, M-V Electrical Contractors, Inc., in the amount of \$153,340.00.

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

RESOLUTION NO. 58

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

That permission to award a contract for the Electrical Upgrade project at Edward F. Doolan Apartments, Fall River 667-2, to the low bidder, M-V Electrical Contractors, Inc., in the amount of \$153,340.00, is approved.

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

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

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

The next item was the Certificate of Substantial Completion for the Replacement of Failing Gas Lines, Phase 2024 project at Maple Gardens, FR 200-2.

The General Contractor, Hydro Mechanical, Inc. substantially completed work on July 15, 2025.

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

RESOLUTION NO. 59

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

That the Certificate of Substantial Completion for the Replacement of Failing Gas Lines, Phase 2024 project at Maple Gardens, FR 200-2, be approved and designating and authorizing the Chairman to execute said Certificate of Substantial Completion, contingent upon final approval from EOHLA. .

Commissioner Burns 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 Burns Commissioner Underhill Commissioner Bentley Chairman Long	None	Commissioner Medeiros

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

The last item was Amendment #15 to the Contract for Financial Assistance (CFA) 5001 between EOHLC and the Fall River Housing Authority, in the amount of \$798,572.89. This Amendment funds the following and extends the Contract dates of service from June 30, 2028 to June 30, 2035:

- 1. #095180 – ARPA Targeted – Fall River Federal Pacific Panel and Fire Alarm System
- 2. #095199 – Flooring, Trim and ADA Improvements at Elmer/Corbett Streets
- 3. #095197 – Corky Row 68-70 Boiler Replacement
- 4. #095196 – Fire Alarm Upgrade – Improvements – DHCD ER Request
- 5. #095198 – Smoke/CO Detector Modernization

Approval was recommended, pending approval from EOHLC.

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

RESOLUTION NO. 60

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

That EOHLC Amendment #15 to the Contract for Financial Assistance (CFA) 5001, in the amount of \$798,572.89, extending the Contract dates of service from June 30, 2028 to June 30, 2035 is approved, contingent upon final approval from EOHLC.

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

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

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

PROCUREMENT-- There were no Procurement items on this month’s agenda

MISCELLANEOUS

The lone item was the Fair Housing, Reasonable Accommodation and Limited English Proficiency Policies for inclusion in the EOHLC Annual Plan.

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

RESOLUTION NO. 61

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


That inclusion of the Fair Housing, Reasonable Accommodation
and Limited English Proficiency Policies in the EOHLC Annual Plan,
is approved.

Commissioner Burns 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 Burns Commissioner Bentley Commissioner Underhill Chairman Long	None	Commissioner Medeiros

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

At 4:45 p.m. a motion was made by Commissioner Underhill, seconded by Commissioner Burns, and carried by unanimous vote to adjourn the meeting.



Kevin Sbardella, Secretary