

MINUTES OF THE POSTPONED REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, SEPTEMBER 15, 2025

The members of the Fall River Housing Authority met in Postponed Regular Session on Monday, September 15, 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
John Medeiros

ABSENT

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, September 15, 2025, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY


Secretary

Dated: September 10, 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 September 10, 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 15th day of September, 2025.


Secretary

Postponed Regular Meeting of 9/15/25

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. Hearing none, Chairman Long continued with the remainder of the Agenda.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Postponed Regular Meeting held on August 18, 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 August, 2025 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	171239-172279	\$2,344,690.26
	207624-207654	\$30,083.62
	104015-104050	\$52,449.00
DD Liberty Utilities	----	----
DD National Grid	----	----
FSS Escrows	0	----
FEDERAL FUND	118264-118636	\$669,443.93
DD all vendors	10101,10102,10107,10108,10111	\$62,101.95
DD National Grid	----	----
PH FSS Escrows	0	\$24,413.02
REVOLVING FUND	80525-80691	\$770,536.04
DD National Grid	332	\$400.35
DD all vendors	10104,10105,10110,10113	\$4,716.04
DD NRG	----	----
FSS Escrows	----	----
STATE FUND	9110-9115	\$71,519.53
DD NRG	10104 &10109	\$3,181.34
DD National Grid	10112	\$5,625.21
200-C MOD	1928-1933	\$129,218.34
	TOTAL	\$4,168,378.63

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

FEDERAL FUND	\$14,490.21
REVOLVING FUND	\$58,108.78
STATE FUND	\$650.00
200-C MOD	-----
TOTAL	\$73,248.99

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

Communications: None

REPORT OF THE SECRETARY

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

Family.....	4705
Elderly.....	1135
Mixed Population.....	1755

After a brief discussion, a motion was made by Commissioner Burns, seconded by Commissioner Bentley, 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 July 31, 2025. A motion was made by Commissioner Underhill, seconded by Commissioner Medeiros, and carried by unanimous vote to approve the Monthly Financial Operating Statements, as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Under Human Resources, Mr. Sbardella advised that there were no new hires since last month’s report.

Under Management, Mr. Sbardella reminded the Board that an NSPIRE inspection was recently conducted at Diaferio Village, and was elated to announce that we received a score of 94!! Mr. Sbardella congratulated Ed Majewski, Director of Facilities Management, and his team—Jason Forcier, Todd Benevides and Roger Salpietro, along with all of the maintenance and management staff involved, and thanked everyone for an outstanding job!! Along with the other eighteen (18) sites that received a combined score of 89.3, Diaferio Village’s score of 94 puts us over the 90% threshold.

Mr. Sbardella advised that we received EOHLC’s approval to federalize Chor-Bishop Eid Apartments and Corky Row Apartments. There is much to do, and the process will be a long one, but this approval gets us one step closer.

Mr. Sbardella, along with a number of staff members, and Commissioner Underhill attended the annual Mass. NAHRO Conference in Cape Cod. There were many informational sessions and networking opportunities for all in attendance.

Under Finance, Mr. Sbardella and Attorney Sousa recently met with a HUB Insurance representative to go over our insurance policies and pricing to see if the FRHA can save some money. The Board will be kept apprised of the outcome.

Under Miscellaneous, Mr. Sbardella advised that the October Board meeting falls on the Columbus Day holiday, so an alternate date needed to be agreed upon. After a brief discussion, the Commissioners were all in favor of scheduling the October Board meeting on Monday, October 20, 2025. A reminder will be sent to the Board and employees as the new date nears.

Chairman Long also congratulated everyone on the exceptional NSPIRE score at Diaferio Village and thanked all involved for their hard work and continued dedication.

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

NEW BUSINESS

MODERNIZATION

The first item was the Certificate of Substantial Completion for the Video Security System Upgrades at Father Vincent Diaferio Village, Mass. 6-3.

The General Contractor, Security Solutions, LLC, substantially completed work on August 29, 2025.

Approval was recommended.

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

RESOLUTION NO. 62

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

That the Certificate of Substantial Completion for the Video Security System Upgrades at Father Vincent Diaferio Village, Mass. 6-3, be approved and designating and authorizing the Chairman to execute said Certificate of Substantial Completion.

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

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

The next item was Change Order No. 1 for the Gas Piping Repairs at Cardinal Medeiros Towers, Mass. 6-8.

Change Order No. 1 is an INCREASE of \$10,808.58 to the Contract for the removal and demolition work associated with the existing HVAC equipment located in the mechanical room.

Approval was recommended.

Postponed Regular Meeting of 9/15/25

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

RESOLUTION NO. 63

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

That Change Order No. 1 for the Gas Piping Repairs at Cardinal
Medeiros Towers, Mass. 6-8, increasing the Contract by \$10,808.58
for the removal and demolition work associated with the existing HVAC
equipment located in the mechanical room, 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 Commissioner Medeiros Chairman Long	None	

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

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

MISCELLANEOUS

The first item was the federalization of Corky Row Apartments and Chor-Bishop Joseph Eid Apartments award letter from EOHLC. As Mr. Sbardella mentioned in his report, receiving this award letter from EOHLC brings the FRHA one step closer to having these two (2) developments added to our Federal portfolio. Approval was recommended.

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

RESOLUTION NO. 64

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

That the federalization of Corky Row Apartments and Chor-Bishop
Joseph Eid Apartments award letter from EOHLC 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 Burns Commissioner Medeiros Chairman Long	None	

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

The last item was the unpaid leave of absence request submitted by Joseph DaSilva, Program & Services Coordinator. Mr. Sbardella explained that Mr. DaSilva is a 19+ year employee of the FRHA who has done an outstanding job as the Program & Services Coordinator. Mr. DaSilva has had a long-term desire to become a Fall River Police Officer and has applied to the Police Academy. Should Mr. DaSilva be accepted, he would complete his training over the course of six (6) months and one (1) additional month for on the job training. Mr. DaSilva is requesting a seven (7) month unpaid leave of absence from his position. Mr. DaSilva submitted his written request on September 2, 2025, and hopes the Board of Commissioners approves his request.

Commissioner Burns asked if the Fall River Housing Authority has a written policy on unpaid leaves of absence, and if we have a cap on the amount of time an employee can request such leave. Mr. Sbardella advised that he wasn't sure but would advise the Commissioners as soon as he finds out. While the Commissioners were in favor of approving Mr. DaSilva's request, it was recommended that this item be tabled until the October board meeting so they have all information required to make their decision.

Commissioner Bentley asked if the Authority plans to put someone into that position on an interim basis during Mr. DaSilva's absence. Mr. Sbardella advised that we would do so.

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

RESOLUTION NO. 65

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

That the written request for a seven (7) month unpaid leave of absence submitted by Joseph DaSilva, Program & Services Coordinator, tabled until the October 20, 2025 Postponed Regular Board Meeting, 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 Commissioner Medeiros Chairman Long	None	

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

At 4:47 p.m. a motion was made by Commissioner Bentley, seconded by Commissioner Medeiros, and carried by unanimous vote to adjourn the meeting.



Kevin Sbardella, Secretary