

MINUTES OF THE REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, DECEMBER 8, 2025

The members of the Fall River Housing Authority met in Regular Session on Monday, December 8, 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	ABSENT
---------	--------

Stephen R. Long	
David Underhill	
Jason Burns	
Jo Ann Bentley	
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 Regular Meeting of the members of the Fall River Housing Authority will be held at 4:30 p.m., on Monday, December 8, 2025, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY



 Secretary

Dated: December 3, 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 December 3, 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 8th day of December, 2025.



 Secretary

Regular Meeting of 12/8/25

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 November 13, 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.

As copies of the minutes of the Executive Sessions held at the Annual Meeting on January 13, 2025 and the Regular Meeting held on March 10, 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 Executive Session minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

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

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	174336-175357 207716-207741 104121-104154	\$2,298,153.62 \$27,263.35 \$50,381.00
FEDERAL FUND	118798-118844	\$32,265.92
DD all vendors	----	----
DD National Grid	340,350	\$52,450.47
PH FSS Escrows	0	\$6,424.00
REVOLVING FUND	81115-81283	\$1,127,468.00
DD National Grid	339,-343 & 352	\$27,016.88
DD all vendors	----	----
DD NRG	----	----
FSS Escrows	0	\$23,751.00

STATE FUND	9130-9134	\$4,714.878
DD NRG	-----	-----
DD National Grid	351	\$7,967.24
200-C MOD	1936-1939	\$29,247.46
	TOTAL	\$3,687,103.72

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

FEDERAL FUND	\$9,003.97
REVOLVING FUND	\$186,525.93
STATE FUND	-----
200-C MOD	-----
	TOTAL
	\$195,529.90

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

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of November 30, 2025, is as follows:

Family.....	4819
Elderly.....	1222
Mixed Population.....	1808

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 October 31, 2025. A motion was made by Commissioner Medeiros, seconded by Commissioner Bentley, and carried by unanimous vote to approve the Monthly Financial Operating Statements, as presented.

The next item was the State Quarterly Operating Statements for the period ending September 30, 2025. A motion was made by Commissioner Burns, 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 our Work Order Clerk will be retiring next month, and at that time, the current job description and salary will be modified to better meet the needs of our Facilities Department and Management Department. The proposed changes which will include additional job duties, have been discussed with the Union, as well as the Facilities and Management Departments, and all involved are looking forward to the much-needed changes.

Under Management, Mr. Sbardella advised that the annual Christmas parties for residents of our elderly/disabled developments are underway, and once again Joey DaSilva and his staff are doing a fantastic job.

Mr. Sbardella advised the Board that the NSPIRE inspections at Pleasant View are scheduled to begin on December 16th for two (2) days. Mr. Sbardella is confident that the site will do very well, and the Board will be kept apprised of the outcome.

Under Finance, Mr. Sbardella advised that CBIZ Accounting is working on our Audit which is due at HUD by December 31, 2025 and will be submitted within the next couple of weeks.

At the conclusion of Mr. Sbardella's update, he wished everyone a very Merry Christmas and a Happy and Healthy New Year!!!

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

NEW BUSINESS

MODERNIZATION

The first item was the Certificate of Completion-Consolidated for the Gas Replacement Project at Cardinal Medeiros Towers, Mass. 6-8.

The General Contractor, Stallion Plumbing, Heating & Cooling, Inc., completed all work items, and the final contract amount was \$36,308.58.

Approval was recommended.

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

RESOLUTION NO. 78

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 Stallion Plumbing, Heating and Cooling, Inc., be approved; and designating and authorizing the Chairman to execute said Certificate of Completion-Consolidated.

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	None	
Commissioner Medeiros		
Commissioner Burns		
Commissioner Underhill		
Chairman Long		

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

Regular Meeting of 12/8/25

The next item was the Certificate of Completion-Consolidated for the Apartment Conversions Project, Phase 3, 12th Floor, at Cardinal Medeiros Towers, Mass. 6-8.

The General Contractor, Coletta Contracting Company, Inc. completed all work items, and the final contract amount was \$384,700.00.

Approval was recommended.

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

RESOLUTION NO. 79

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 Coletta Contracting Company, 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 Burns, and the "Ayes" and "Nays" were as follows:

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

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

The last item was the Contract Awards for Site Improvements—Tree Removal—at **Maple Gardens**, Fall River 200-2 (EOHLC #095203); **Elmer/Corbett Streets**, Ch. 689-1 (EOHLC #095205) and **Oak Grove Avenue/Bullock Streets**, Ch. 689-4 (EOHLC #095207).

Two (2) bids for **Maple Gardens** were received and opened on December 3, 2025, with the following results:

COMPANY NAME	BID AMOUNT
Regal Tree & Shrub Experts, LLC	\$18,480.00
A Levesque Tree Care, LLC	\$23,000.00

Two (2) bids for **Elmer/Corbett Streets** were received and opened on December 3, 2025, with the following results:

COMPANY NAME	BID AMOUNT
Regal Tree & Shrub Experts, LLC	\$36,750.00
Gil-Den, Inc.	\$56,900.00

Regular Meeting of 12/8/25

Two (2) bids for **Oak Grove Avenue/Bullock Streets** were received and opened on December 3, 2025, with the following results:

COMPANY NAME	BID AMOUNT
Gil-Den, Inc.	\$47,795.00
Regal Tree & Shrub Experts, LLC	\$48,300.00

The Project Scope of Work includes tree removal, tree trimming, area clean-up and repair/replacement of existing damaged fencing, concrete walkways and patio areas.

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

RESOLUTION NO. 80

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

That permission to award contracts for Site Improvements—Tree Removal—for Maple Gardens, Fall River 200-2, to the lowest bidder, Regal Tree & Shrub Experts, LLC, in the amount of \$18,480.00; for Elmer/Corbett Streets, 689-1 to the lowest bidder Regal Tree & Shrub Experts, LLC, in the amount of \$36,750.00; and for Oak Grove Avenue/Bullock Street, 689-4 to the lowest bidder, Gil-Den, Inc., in the amount of \$47,795.00, are approved, contingent upon final approval by EOHLA.

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	None	
Commissioner Burns		
Commissioner Underhill		
Commissioner Medeiros		
Chairman Long		

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

PROCUREMENT

The lone item was contract for the Executive Director of the Fall River Joint Tenants Council, Inc.

One individual responded to a recent solicitation to perform the duties and responsibilities as the Executive Director of the Fall River Joint Tenants Council, Inc. (FRJTC).

COMPANY NAME	PROPOSAL AMOUNT
Edward Gagnon	\$25.00 per hour

Based on the quote received, and Mr. Gagnon's experience, familiarity and understanding of the operations and functions of the FRJTC, it was recommended to award a one (1) year contract at a rate of \$25 per hour for 20 hours per week to Mr. Gagnon.

Regular Meeting of 12/8/25

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

RESOLUTION NO. 81

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

That permission to award a one (1) year contract to Edward Gagnon as Executive Director of the Fall River Joint Tenants Council, Inc., in an amount of \$20 per hour for 25 hours per week, 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>ABSTAIN</u>	<u>ABSENT</u>
Commissioner Burns	Commissioner Underhill	
Commissioner Bentley		
Commissioner Medeiros		
Chairman Long		

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

MISCELLANEOUS

The lone item was the updated HUD Section 8 Fair Market Rents (FMRs)/Payment Standards, effective on January 1, 2026.

NO. OF BEDROOMS	PUBLISHED FMR	PAYMENT STANDARD
0	\$1,318	\$1,450
1	\$1,402	\$1,542
2	\$1,729	\$1,902
3	\$2,087	\$2,296
4	\$2,480	\$2,728

PLEASE NOTE: THE ABOVE PUBLISHED FMR(S) INCLUDE ALL UTILITIES

For our HCV program (Section 8 vouchers), determination of rents paid to landlords is based upon HUD published Fair Market Rents (FMRs) in each housing authority's locality. Here, the City of Fall River is included in the Providence and Warwick, Rhode Island locality (statistical area).

Additionally, for housing authorities experiencing higher rental rates than published FMRs, HUD permits housing authorities to increase payment standards up to 110% of these published rates. This helps voucher holders find and/or keep suitable housing.

In Fall River, as all over the country, Section 8 voucher holders are struggling to find and/or keep affordable apartments due to increasing private rents, as well as a shortage of available housing. Last year, the FRHA payment standards were set at 110% of the published FMRs to assist our voucher holders.

On August 22, 2025, HUD published the FY2026 FMR's. Due to the 2025 FMRs decreasing, there has been an increase for FY2026 and the payment standards will be set as 110% of the published FMR to assist our voucher holders. This new payment standard will be effective on **January 1, 2026**. (Although not necessary, this rate has been reviewed and concurred with HUD.)

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

RESOLUTION NO. 82

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

That the new Housing Choice Voucher Program/Section 8
Payment Standards, effective on January 1, 2026, as listed
above, are 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	None	
Commissioner Medeiros		
Commissioner Burns		
Commissioner Bentley		
Chairman Long		

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

Before adjourning the meeting, Chairman Long wished everyone a very Merry Christmas and a Happy New Year!!!!

At 4:48 p.m. a motion was made by Commissioner Burns, seconded by Commissioner Bentley, and carried by unanimous vote to adjourn the meeting.



Kevin Sbardella, Secretary