

MINUTES OF THE REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, FEBRUARY 9, 2026

The members of the Fall River Housing Authority met in Regular Session on Monday, February 9, 2026 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
Jo Ann Bentley
John Medeiros

ABSENT

Jason Burns

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, February 9, 2026, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

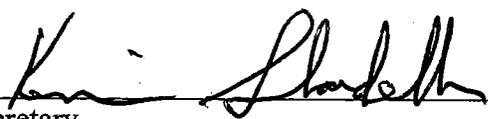

Secretary

Dated: February 4, 2026

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 February 4, 2026, 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 9th day of February, 2026.


Secretary

Regular Meeting of 2/9/26

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, Executive Director, FRJTC, advised that he visited a number of the sites following the recent snow storms and wanted to thank the maintenance staff for the outstanding job they've done with the snow removal.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Annual Meeting held on January 12, 2026 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 January, 2026 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	176374-177391	\$2,308,643.07
	207769-207801	\$32,585.20
	104189-104223	\$47,989.00
FEDERAL FUND	18937-11975	\$98,738.64
DD NRG	366 & 367	\$88,564.63
DD Liberty Utilities	376	\$127,882.20
DD National Grid	364	\$73,518.73
FSS Escrows	0	\$6,404.00
REVOLVING FUND	81512-81685	\$1,554,303.22
DD National Grid		
DD All Vendors	362 & 364	\$11,443.48
DD NRG	365	\$7,657.53
DD Liberty Utilities	374	\$10,611.46
FSS Escrows	0	\$27,184.00
STATE FUND	9145-9150	\$19,134.78
DD NRG	368	\$8,747.68
DD Liberty Utilities	375	\$22,176.43
DD National Grid		
200-C MOD	1942-1955	\$296,585.81
	TOTAL	\$4,742,169.86

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

FEDERAL FUND	\$1,755.00
REVOLVING FUND	\$118,765.79
STATE FUND	-----
200-C MOD	-----
TOTAL	\$120,520.79

A motion was made by Commissioner Bentley, seconded by Commissioner Medeiros, and carried by unanimous vote to pay the vouchers for the month of January, 2026.

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of January 31, 2026, is as follows:

Family.....	4972
Elderly.....	1268
Mixed Population.....	1859

After a brief discussion, a motion was made by Commissioner Underhill, 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 nine (9) month period ending December 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 Modernization Report for the period ending December 31, 2025. A motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous vote to approve the State Quarterly Modernization Report, as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Under Human Resources, Mr. Sbardella reminded the Board that we had three (3) recent retirements; and as such, we filled two (2) of those positions—Assistant Coordinator of Tenant Selection and Work Order Facilities Clerk. The remaining position will be filled in the upcoming months. Plaques and gift cards will be presented to Marie Souza, Joyce Pereira and Walter Dominion as a token of our appreciation.

Under Facilities, Mr. Sbardella thanked Ed Majewski, Director of Facilities Management, and his team for the outstanding job with snow removal over the past storms and their hard work is appreciated by all. Mr. Sbardella advised the Board that we have a gentleman’s agreement with the City which allows excess snow from around the city to be dumped at Watuppa Heights, and, in turn, we are provided with salt from the city to be used at all of our sites.

Under Miscellaneous, a number of our Community Halls are in the process of being upgraded with new paint, new lights and new ceiling fans in an effort to make them more comfortable for our residents.

Mr. McCoy took the opportunity to thank Mr. Majewski and the maintenance staff for their snow removal efforts; and Chairman Long also thanked Mr. Majewski and his team; and thanked the three (3) retirees for their dedicated service and wished them well.

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 Change Order No. 1 for the Elevator Modernization at George H. Cottell Heights, Mass. 6-10.

Change Order No. 1 was an increase of \$7,659.00 to the Contract for revised recessed call stations to surface mounted call stations, including a credit of \$3,980.00 for the return of the recessed call stations as follows: 1) +\$11,639.00—increase for surface mounted call stations and 2) -\$3,980.00—credit for return of the recessed call stations—total Change Order \$7,659.00.

Approval was recommended.

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

RESOLUTION NO. 9

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

That Change Order No. 1 increasing the Contract by \$7,659.00 for revised recessed call stations to surface mounted call stations, including a credit of \$3,980.00 for the return of the recessed call stations as follows: 1) +\$11,639.00—increase for surface mounted call stations and 2) -\$3,980.00—credit for return of the recessed call stations—total Change Order \$7,659.00, is approved.

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

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

The next item was the Certificate of Substantial Completion for the Replacement/ Addition of Smoke Detectors at Father Vincent Diaferio Village, Mass. 6-3.

The General Contractor, M-V Electric, Inc., substantially completed work on January 12, 2026. Approval was recommended.

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

RESOLUTION NO. 10

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

That the Certificate of Substantial Completion for the Replacement/ Addition of Smoke Detectors at Father Vincent Diaferio Village, Mass. 6-3; be approved and designating and authorizing the Chairman to execute said Certificate of Substantial Completion.

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 last item was the Certificate of Substantial Completion for the Boiler Replacement Project at James A. O’Brien, Sr. Apartments, Mass. 6-5.

The General Contractor, G-T Wilkinson, Inc., substantially completed work on January 8, 2026. Approval was recommended.

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

RESOLUTION NO. 11

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

That the Certificate of Substantial Completion for the Boiler Replacement Project at James A. O’Brien, Sr. Apartments, Mass. 6-5; be approved and designating and authorizing the Chairman to execute said Certificate of Substantial Completion.

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.

PROCUREMENT—There were no items this month.

MISCELLANEOUS

The lone item was regarding the Executive Director annual evaluation. It was requested that the Board approve the distribution of the evaluation to Department Heads for completion and to be returned to the Executive Office Assistant by February 27, 2026.

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

RESOLUTION NO. 12

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

That the distribution of the Executive Director Evaluation to Department Heads for completion (and to be returned to the Executive Office Assistant by February 27, 2026) 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.

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



Kevin Sbardella, Secretary