

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

The members of the Fall River Housing Authority met in Regular Session on Monday, March 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, March 9, 2026, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY


Secretary

Dated: March 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 March 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 March, 2026.


Secretary

Regular Meeting of 3/9/26

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

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on February 9, 2026 were mailed to the Commissioners, it was in order to act upon same.

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

BILLS AND COMMUNICATIONS

Vouchers: The Secretary presented the February, 2026 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	177392-178404	\$2,264,012.96
	207802-207829	\$31,794.07
	104224-104257	\$46,722.00
DD Liberty Utilities	----	----
DD National Grid	----	----
FSS Escrows	----	----
FEDERAL FUND	18937-11975	\$520,087.60
DD all vendors	----	----
DD NRG	370-372	\$50,491.18
DD Liberty Utilities		
DD National Grid	378-379	\$140,792.01
PH FSS Escrows	0	\$7,408.00
REVOLVING FUND	81686-81880	\$1,295,130.74
DD National Grid	377	\$4,244.56
DD all vendors	378-384	\$176,687.49
DD NRG	373	\$9,355.43
DD Liberty Utilities		
FSS Escrows	0	\$27,054.00
STATE FUND	9151-9158	\$67,012.56
DD NRG	369	\$12,242.20
DD Liberty Utilities		
DD National Grid	376	\$19,161.22
200-C MOD	1956-1959	\$22,406.91
	TOTAL	\$4,694,602.93

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

FEDERAL FUND	\$423,620.98
REVOLVING FUND	\$215,260.28
STATE FUND	\$70,268.78
200-C MOD	-----
TOTAL	\$709,150.04

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

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of February 28, 2026, is as follows:

Family.....	4980
Elderly.....	1276
Mixed Population.....	1863

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 January 31, 2026. 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.

The next item was the FY2027 Budget Books, including the Federal Operating Budget.

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

RESOLUTION NO. 13

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

That the FY2027 Budget Books, including the Federal Operating
Budget, are 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 Insurance Policy renewals for the period April 1, 2026 through March 31, 2027, as follows:

- Public Officials Insurance (ACE Municipal)
- Commercial Property Insurance (H.A.I. Group)
- Commercial Liability Insurance (H.A.I. Group)
- Automobile Insurance (H.A.I. Group)
- Excess Automobile Insurance (H.A.I. Group)

It was requested that the Board approve these renewal policies for said period. A motion was made by Commissioner Underhill, seconded by Commissioner Medeiros, and carried by unanimous vote to approve the insurance policy renewals as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Under Human Resources, Mr. Sbardella advised that we hired two (2) Clerk Interviewers, one for Tenant Selection and one for Public Housing.

Under Facilities, Mr. Sbardella acknowledged the entire Facilities Department—including Ed Majewski, Director of Facilities Management; the Directors of Maintenance—Jason Forcier, Roger Salpeitro and Todd Benevides; as well as all of the Mechanics and Custodians for their outstanding job with snow removal during the recent blizzard of 2026, as well as the Tradesmen handling all of the no heat and frozen pipe calls during this time. Their efforts are truly appreciated.

Commissioner Underhill, who is a resident at Oak Village, also thanked all involved for the great job done at all of our sites during and after the blizzard. Chairman Long also thanked the Facilities Department staff for an amazing job.

Under Miscellaneous, Mr. Sbardella advised that he, Tim McCoy and Ed Majewski recently met with Senator Rodrigues and EOHLC to get a waiver out of the electrification of the Corky Row Boiler project, and replace with gas, which is currently there. The Authority is in the process of federalizing Corky Row, and the electrification would add considerable costs and time delays to the project, which will hinder our efforts to federalize.

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

MODERNIZATION—There were no items this month.

PROCUREMENT

The first item was the On-Call Trade Services Contracts for Painting, Carpentry, Plumbing, Electrical, Door & Glass Fabrication, HVAC, Asphalt-Concrete Repairs and Flooring Removal/Installation & Repair.

The following companies responded to a recent solicitation for the FY2027 On-Call Trade Services for the above-listed categories, as follows:

COMPANY NAME

Flooring:

ZEYKO VCT \$14 Cove Base \$6.50 VCT + Luan \$18
 All Phase Carpentry VCT \$4.35 Cove Base \$2.65 VCT + Luan \$6.50
 Joe's Carpet VCT \$3.75 Cove Base \$.50 VCT + Luan \$4.75
 All Phase Property VCT \$3.98 Cove Base \$1.89 VCT + Luan \$7.98

Asphalt/Concrete:

ZEYCO Asphalt \$12 Concrete \$17.40
 I.C.S. Asphalt \$3.65 Concrete \$8.85
 All Phase Carpentry Asphalt \$10 Concrete \$15

Carpentry:

All Phase Carpentry \$50 p/h
 Paul Nunes \$65 p/h
 Collins Construction \$140 p/h
 All Phase Property Maintenance \$44.25 p/h
 Chaves \$100 p/h

Plumbing:

Labonte \$135 p/h
 Araujo \$150 p/h
 O'Brien \$150 p/h
 SAMCO \$165 p/h

HVAC:

Advance Air \$184 p/h
 Araujo \$150 p/h
 CAM HVAC \$189.95 p/h

Door-Glass Fabrication:

Door Innovations \$115 p/h
 All Phase Carpentry \$50 p/h

Electrical:

Proulx \$120 p/h

Painting:

All Phase Carpentry \$45p/h
 Paul Nunes \$65 p/h
 Collins \$140 p/h
 Joe's Carpet \$60 p/h
 All Phase Property Maintenance \$37.25 p/h
 Chaves Construction \$55 p/h

Following consultation with staff, the above-listed contractors possess the skills and integrity to participate as on-call local vendors for the Fall River Housing Authority, and no debarment issues surfaced during an online review of the debarment databases.

It was recommended that one (1) year contracts be awarded to the above-listed contractors, in an amount not to exceed \$50,000.00, with the exception of the asphalt-concrete repairs and flooring removal/installation & repair contracts be awarded in an amount not to exceed \$125,000.00. No work is guaranteed, and as such, any outside labor requested is made at the sole discretion of the Director of Facilities Management and his supervisors.

Approval was recommended.

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

RESOLUTION NO. 14

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

That permission to award one (1) year contracts to the above-listed contractors, in an amount not to exceed \$50,000.00, with the exception of the asphalt-concrete repairs and flooring removal/installation & repair contracts be awarded in an amount not to exceed \$125,000.00, 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 Electrical Inventory Supplies.

One (1) company responded to a recent solicitation for Electrical Inventory Supplies, as follows:

COMPANY NAME	CONTRACT AMOUNT
Electrical Wholesalers, Inc.	Not to exceed \$50,000.00
*Etisol 54437241 22 Watt LED 16” Round	\$56.36
*SM100V-AC Photoelectric Smoke Detector	\$32.21
*SMCO100V-AC CRB-Monoxide & Smoke Alarm	\$62.17
*Etisol 54436241 14 Watt LED 12” Round	\$36.50
*KIDDE 21006406 AC Wire In w/Battery	\$42.12
*JASCO RB-670 LEAD CALC 6 volt 7AH	\$15.92
*Etisol 5560811102 FootLED	\$39.48
*Halo FM89S1EWHR 8” FM Round LNS	\$35.83

Based on their responsive and eligible bid and prior contractual relationship, it was recommended that a six (6) month contract be awarded to Electrical Wholesalers, Inc, in an amount not to exceed \$50,000.00.

Approval was recommended.

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

RESOLUTION NO. 15

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

That permission to award a six (6) month contract for Electrical Inventory Supplies to the lone bidder, Electrical Wholesalers, Inc., in an amount not to exceed \$50,000.00, 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 purchase of Plumbing Supplies.

Three (3) companies responded to our recent solicitation regarding the purchase of Plumbing supplies, as follows:

<u>COMPANY NAME</u>	<u>CONTRACT AMOUNT</u>
Winsupply of Fall River	Not to exceed \$50,000.00
Plumbers Supply	Not to exceed \$50,000.00
Supply New England	Not to exceed \$50,000.00

Each local vendor submitted responsive and eligible price quotes for thirty-three (33) items and they have provided quality plumbing fixtures and local service to the Fall River Housing Authority during prior contractual agreements. Therefore, it was recommended that a six (6) month contract be awarded to Winsupply of Fall River, Plumbers Supply and Supply New England, in an amount not to exceed \$50,000.00 each.

Approval was recommended.

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

RESOLUTION NO. 16

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

That permission to award a six (6) month contract for the purchase of Plumbing supplies to Winsupply of Fall River, Plumbers Supply and Supply New England, in an amount not to exceed \$50,000.00 each, 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 Constable Services.

One (1) vendor responded to a recent solicitation for Constable Services, as follows:

COMPANY NAME	CONTRACT AMOUNT
Bristol County Civil Process (Patrick Duddy)	\$52,710.00

Patrick Duddy of Bristol County Civil Process submitted a responsive low bid in an amount of \$52,710.00. Mr. Duddy has performed services for the Fall River Housing Authority in the past without any complaints from the Legal Department. The FRHA personnel reported that performance was satisfactory and professional.

Based on the low bid and positive history with the Authority, it was recommended that a three (3) year indefinite quantity services contract for Constable Services be awarded to Patrick Duddy of Bristol County Civil Process, in an amount not to exceed \$52,170.00.

Approval was recommended.

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

RESOLUTION NO. 17

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

That permission to award a three (3) year indefinite quantity
services contract for Constable Services to Patrick
Duddy of Bristol County Civil Process, in an amount not to exceed
\$52,170.00, 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 Independent Auditing Services.

One (1) CPA firm responded to a recent proposal request for Independent Auditing Services, as follows:

Regular Meeting of 3/9/26

COMPANY NAME	RATING	PRICE PROPOSAL
CBIZ	Highly Advantageous	\$98,000.00

The CBIZ proposal was evaluated and ranked as Highly Advantageous. Based on their highly rated technical proposal and reasonable price quotation, it was recommended that a two (2) year contract for Independent Auditing Services be awarded to CBIZ, in an amount not to exceed \$98,000.00.

Approval was recommended.

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

RESOLUTION NO. 18

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

That permission to award a two (2) year contract for Independent Auditing Services be awarded to CBIZ, in an amount not to exceed \$98,000.00, 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 last item was Security Guard Services.

Four (4) companies responded to a recent request for Security Guard Services at two (2) of our elderly sites. The proposals were evaluated by an evaluation committee, and the overall ranking reflects proposal content along with employee statements, FRJTC opinion, reference checks, interviews and historical references, as follows:

COMPANY NAME	RANKING
Guardian Capital	Non-Responsive (bid form not completed)
Arrow Security	Non-Responsive (proposal was delivered by Staples in an open bag)
Jet Security	Advantageous
Signal	Highly Advantageous

The Price Proposals were as follows:

COMPANY NAME	PRICE PROPOSAL
Signal	\$715,618.64 (3 yrs. 0 rate holidays) (offered 5% PPD \$679,837.71)
Jet Security	\$672,512.70 (3 yrs. 12 rate holidays)

Jet Security is currently the contracted vendor providing security guard services at Francis J. Barresi Heights and Cardinal Medeiros Towers. To retain the highest quality services, Property Management personnel and the Executive Director performed evaluations of the eligible Technical Proposals. An overall ranking of Highly Advantageous was given to Signal. Therefore, it was recommended that a three (3) year contract (with one (1) 1 year option to renew, at the sole discretion of the FRHA) for Security Guard Services be awarded to Signal, in an amount not to exceed \$715,618.74 (5% PPD \$679,837.71).

Additionally, Signal is not identified on the debarment list of the Attorney General, Mass. DOT, SAMS or the Department of Capital Asset Management.

Approval was recommended.

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

RESOLUTION NO. 19

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

That permission to award a three (3) year contract (with one (1)
1 year option to renew, at the sole discretion of the FRHA) for Security
Guard Services to awarded to Signal, in an amount not to exceed
\$715,618.74 (5% PPD \$679,837.71), 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.

MISCELLANEOUS—There were no items this month.

At this time, Chairman Long recommended that the Board go into Executive Session pursuant to M.G.L. c. 30A, Sec. 21 (a) (2) to conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct negotiations with non-union personnel and pursuant to M.G.L. c. 30A, Sec. 21 (a) (3) to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on bargaining or litigating position of the public body and the Chair so declares.

At 4:50 p.m. a motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous roll call vote to go into Executive Session to discuss Executive Director contract negotiations and Unit A contract negotiations.

A motion was made by Commissioner Medeiros, seconded by Commissioner Bentley, and carried by unanimous roll call vote to not resume in Open Session following the Executive Session.

At 5:30 p.m. a motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous roll call vote to adjourn the meeting.



Kevin Sbardella, Secretary