

**MINUTES OF THE REGULAR MEETING**  
**OF THE FALL RIVER HOUSING AUTHORITY**  
**HELD ON MONDAY, APRIL 13, 2026**

The members of the Fall River Housing Authority met in Regular Session on Monday, April 13, 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  
John Medeiros

**ABSENT**

Jason Burns  
Jo Ann Bentley (arrived at 4:50 p.m.)

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, April 13, 2026, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

  
\_\_\_\_\_  
Secretary

Dated: April 9, 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 April 9, 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 13<sup>th</sup> day of April, 2026.

  
\_\_\_\_\_  
Secretary

Regular Meeting of 4/13/26

**CITIZEN INPUT**

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

**RESIDENT INPUT**

Chairman Long asked if anyone in the listening audience wished to speak during the Resident Input time.

Judy Palanir, Secretary/Treasurer of the Barresi Heights Tenants Association, requested permission to speak before the Board regarding some issues at Barresi Heights, one of which was safety related. Ms. Palanir wasn't clear on what she specifically wanted to advise the Board about. Ed Gagnon, FRJTC Director, advised Ms. Palanir that he would discuss the issues she had mentioned to him earlier with Mr. Sbardella at their upcoming weekly meeting. Mr. Sbardella stated that the FRHA's policy on residents going before the Board at their monthly meetings is that residents are required to go through the proper channels, expressly reporting issues first to their site manager and/or clerk, then to the Associate Directors of Property Management, if the site manager/clerk is unable to rectify the issues, and to Mr. Gagnon. Mr. Sbardella added that once he has an opportunity to speak with Mr. Gagnon, someone will follow up with Ms. Palanir.

**MINUTES OF PREVIOUS MEETING**

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

Commissioner Underhill 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 March, 2026 vouchers as follows:

| <u>Projects</u>      | <u>Check Nos.</u>           | <u>Amounts</u> |
|----------------------|-----------------------------|----------------|
| SECTION 8 VOUCHER    | 178405-179415               | \$2,260,682.47 |
|                      | 207830-207852               | \$24,415.04    |
|                      | 104258-104291               | \$44,803.00    |
| FEDERAL FUND         | 119019-119181               | \$246,581.77   |
| DD all vendors       | 2018                        | \$19.90        |
| DD NRG               | 2002,2013,2017,2022         | \$236,543.86   |
| DD Liberty Utilities | 2004,2023                   | \$315,132.40   |
| DD National Grid     | 2,009,201,220,192,020       | \$304,847.48   |
| PH FSS Escrows       | 0                           |                |
| REVOLVING FUND       | 81881-82215                 | \$1,438,877.68 |
| DD National Grid     | 2007,2011                   | \$21,061.04    |
| DD all vendors       | 385,386,2008,2009,2012,2016 |                |
|                      | 2017,2018,2019              | \$25,331.57    |
| DD NRG               | 2001,2015                   | \$17,274.78    |
| DD Liberty Utilities | 2025                        | \$11,403.41    |
| FSS Escrows          | 0                           |                |

|                      |                |                       |
|----------------------|----------------|-----------------------|
| STATE FUND           | 9159-9065      | \$43,983.91           |
| DD NRG               | 2000,2014,2021 | \$25,409.01           |
| DD Liberty Utilities | 2024           | \$25,536.82           |
| DD National Grid     | 2008,2010      | \$50,896.36           |
| 200-C MOD            | 1960-1966      | \$12,454.21           |
|                      | <b>TOTAL</b>   | <b>\$5,102,253.81</b> |

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

|                |                    |
|----------------|--------------------|
| FEDERAL FUND   | \$6,742.35         |
| REVOLVING FUND | \$69,478.26        |
| STATE FUND     |                    |
| 200-C MOD      |                    |
|                | <b>TOTAL</b>       |
|                | <b>\$76,220.61</b> |

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

**Communications:** None

**REPORT OF THE SECRETARY**

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

|                       |      |
|-----------------------|------|
| Family.....           | 5044 |
| Elderly.....          | 1322 |
| Mixed Population..... | 1889 |

After a brief discussion, a motion was made by Commissioner Underhill, seconded by Commissioner Medeiros, 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 February 28, 2026. A motion was made by Commissioner Medeiros, seconded by Commissioner Underhill, and carried by unanimous vote to approve the Monthly Financial Operating Statements, as presented.

The next item was the Federal Write-Offs for the fiscal year ending March 31, 2026, in the amount of \$318,665.82. For comparison purposes, last year's amount for the same period was \$264,795.71.

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

**RESOLUTION NO. 20**

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

That the Federal Write-Offs, for the fiscal ending March 31, 2026, in an amount of \$318,665.82, 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<br>Commissioner Medeiros<br>Chairman Long | None        | Commissioner Burns<br>Commissioner Bentley |

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

The next item was the State Write-Offs, for the fiscal year ending March 31, 2026, in an amount of \$54,320.53. For comparison purposes, last year’s amount for the same period was \$39,380.37.

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

**RESOLUTION NO. 21**

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

That the State Write-Offs, for the fiscal year ending March 31,  
2026, in an amount of \$54,320.53, 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<br>Commissioner Underhill<br>Chairman Long | None        | Commissioner Burns<br>Commissioner Bentley |

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

**UPDATE FROM EXECUTIVE DIRECTOR**

Under Human Resources, Mr. Sbardella advised that a Receptionist was recently appointed to the Tenant Selection Department. Due to the retirement of the former Coordinator of Tenant Selection, staff members within the Department have been promoted, and a new Receptionist was hired to fill the last needed position.

Under Facilities, Mr. Sbardella advised that he, Mr. McCoy and Mr. Majewski recently met with representatives from EOHLIC to request a waiver from electrifying the boilers at the Corky Row apartments. Mr. Sbardella was pleased to announce that EOHLIC granted the waiver, and the new boilers will be gas, as requested by the FRHA.

Under Finance, Mr. Sbardella advised that Mr. McCoy and the Director of Finance have been working on procuring a Fee Accountant, who will prepare the unaudited submission to HUD, which is due by May 31, 2026.

Under Miscellaneous, Mr. Sbardella advised that he and Commissioner Medeiros recently attended a meeting with the Greater New Bedford Landlords Association where he spoke briefly about the FRHA's Section 8 Program and the partnerships we would like to build with our landlords. Commissioner Medeiros added that the meeting was not just for landlords from New Bedford. Landlords from around southeastern Mass. are involved; and, in addition, the name is being changed to Southcoast Landlords Association. Mr. Sbardella will be attending the monthly meetings going forward.

Lastly, Mr. Sbardella acknowledged Debra Morrissette, Associate Director of Public Housing, for her 40+ years of employment at the FRHA. Ms. Morrissette has been an integral part of the Management Department and is an asset to that department and the FRHA operations as a whole, and she is a wonderful human being.

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 Contract Award for the Architectural/Engineering (A/E) Designer Services for the Modernization of 54 units for Federalization at Chor-Bishop Joseph Eid Apartments, 667-3 (EOHLC #095200), and for the Modernization of 24 units for Federalization at Corky Row Apartments, 705-2 (EOHLC #095201).

After reviewing the applicants' qualifications, references and experience, the Designer Selection Committee made the following ranked selections in order from 1 to 3.

#### **PROJECT #095200—CHOR-BISHOP JOSEPH EID APARTMENTS**

1. RGB Architects
2. Vance Stein, Inc.
3. Dietz and Company Architects, Inc.

#### **PROJECT #095201—CORKY ROW APARTMENTS**

1. Vance Stein, Inc.
2. Dietz and Company Architects, Inc.
3. RGB Architects

Following the review, it was recommended that a contract for A/E Designer Services for the Federalization at Chor-Bishop Joseph Eid Apartments—667-3 (EOHLC #095200) be awarded to RGB Architects, in the amount of \$325,000.00 AND a contract for A/E Designer Services for the Federalization at Corky Row Apartments—705-2 (EOHLC #095201) be awarded to Vance Stein, Inc., in the amount of \$215,000.00.

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

**RESOLUTION NO. 22**

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

That permission to award a contract for A/E Designer Services for the Federalization at Chor-Bishop Joseph Eid Apartments—667-3 (EOHLC #095200) be awarded to RGB Architects, in the amount of \$325,000.00 AND a contract for A/E Designer Services for the Federalization at Corky Row Apartments—705-2 (EOHLC #095201) be awarded to Vance Stein, Inc., in the amount of \$215,000.00.

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<br>Commissioner Medeiros<br>Chairman Long | None        | Commissioner Burns<br>Commissioner Bentley |

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

The next item was Change Order No. 1 for the Roof Replacement (Phase 7), Buildings 26 and 30 at Sunset Hill, Mass. 6-1.

Change Order No. 1 is a CREDIT of \$10,600.00 to the Contract for 1) -\$7,600.00—credit for reuse of perimeter wood blocking and 2) -\$3,000.00—credit for landscaping repairs caused by aerial lift. An additional 31 days was also added to the Contract time. Approval was recommended.

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

**RESOLUTION NO. 23**

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

That Change Order No. 1 for the Roof Replacement (Phase 7), Buildings 26 and 30 at Sunset Hill, Mass. 6-1, decreasing the Contract amount by \$10,600.00 for 1) -\$7,600.00—credit for reuse of perimeter wood blocking and 2) -\$3,000.00—credit for landscaping repairs caused by aerial lift, and increasing the Contract time by 31 days, 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<br>Commissioner Underhill<br>Chairman Long | None        | Commissioner Burns<br>Commissioner Bentley |

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

The next item was the Certificate of Completion-Consolidated for the Roof Replacement (Phase 7), Buildings 26 and 30 at Sunset Hill, Mass. 6-1.

The General Contractor, WPI Construction, Inc. completed all work items. The final Contract amount was \$584,900.00. Approval was recommended.

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

**RESOLUTION NO. 24**

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 WPI Construction, Inc., be approved; and designating and authorizing the Chairman to execute said Certificate of Completion-Consolidated..

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<br>Commissioner Medeiros<br>Chairman Long | None        | Commissioner Burns<br>Commissioner Bentley |

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

Commissioner Bentley arrived at the meeting at 4:50 p.m.

The last item was Change Order No. 1 for the Video Security System Upgrades at Father Vincent Diaferio Village, Mass. 6-3.

Change Order No. 1 is a CREDIT of \$2,174.24 to the Contract for eliminating the new SAT ceiling, removal of existing lighting, providing new lighting and relocating (lowering) the existing smoke detector and security system motion sensor. An additional 225 days was also added to the Contract time for multiple scheduling issues on the part of the Contractor. Approval was recommended.

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

**RESOLUTION NO. 25**

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

That Change Order No. 1 for the Video Security System Upgrades at Father Vincent Diaferio Village, Mass. 6-3, decreasing the Contract amount by \$2,174.24 for eliminating the new SAT ceiling, removal of existing lighting, providing new lighting and relocating (lowering) the existing smoke detector and security system motion sensor, and increasing the Contract time by an additional 225 days due to multiple scheduling issues on the part of the Contractor, is approved.

Regular Meeting of 4/13/26

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<br>Commissioner Underhill<br>Commissioner Bentley<br>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 first item was the Affirmative Action Plan and Census Data/Target.

Regarding the Affirmative Action Plan and Census Data Target, Mr. Sbardella advised that the FRHA has met all minority tenant-based percentages for tenant applicant selection. Should the Authority fall short of these percentages, all EOHLG guidelines will be followed.

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

**RESOLUTION NO. 26**

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

That Affirmative Action Plan and Census Data/Target 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<br>Commissioner Underhill<br>Commissioner Medeiros<br>Chairman Long | None        | Commissioner Burns |

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

The last item was the Agreement between the Fall River Housing Authority and AFSCME, Council 93, Local 1990 (Unit A) for a three (3) year Contract beginning April 1, 2026 and ending March 31, 2029, including a 5% wage increase each year (Year 1—retroactive to April 1, 2026; Year 2—beginning April 1, 2027 and Year 3—beginning April 1, 2028).

Approval was recommended.

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

**RESOLUTION NO. 27**

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


That the Agreement between the Fall River Housing Authority and AFSCME, Council 93, Local 1990 (Unit A) for a three (3) year Contract beginning April 1, 2026 and ending March 31, 2029, including a 5% wage increase each year (Year 1—retroactive to April 1, 2026; Year 2—beginning April 1, 2027 and Year 3—beginning April 1, 2028) is approved.

Commissioner Medeiros 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 Medeiros<br>Commissioner Bentley<br>Commissioner Underhill<br>Chairman Long | None        | Commissioner Burns |

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

At 4:55 p.m. a motion was made by Commissioner Underhill, seconded by Commissioner Bentley, and carried by unanimous vote to adjourn the meeting.

  
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Kevin Sbardella, Secretary