

MINUTES OF THE REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, MAY 11, 2026

The members of the Fall River Housing Authority met in Regular Session on Monday, May 11, 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
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 Regular Meeting of the members of the Fall River Housing Authority will be held at 4:30 p.m., on Monday, May 11, 2026, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY



Secretary

Dated: May 6, 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 May 6, 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 11th day of May, 2026.



Secretary

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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. Hearing none, Chairman Long moved onto the remainder of the Agenda.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on April 13, 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 April, 2026 vouchers as follows:

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	179416-180418	\$2,278,667.11
	207853-207884	\$46,386.68
	104292-10425	\$46,825.00
DD Liberty Utilities	----	----
DD National Grid	----	----
FSS Escrows	0	----
FEDERAL FUND	119182-119260	\$91,525.58
DD NRG	2024-2044	\$97,722.73
DD National Grid	2038	\$104,922.44
DD Liberty Utilities	2047	\$89,888.38
DD Other Vendors	2024	\$29.85
PH FSS Escrows	0	\$11,533.00
REVOLVING FUND	82185-82364	\$1,905,635.22
DD All Vendors	2025-2048	\$162,546.55
FSS Escrows	0	\$33,679.00
STATE FUND	9166-9170	\$2,654.78
DD NRG	2041	\$2,976.16
DD Liberty Utilities	2046	\$15,310.55
DD National Grid	2037	\$26,850.36
200-C MOD	1967-1977	\$518,533.06
	TOTAL	\$5,435,686.45

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

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FEDERAL FUND	\$1,783.03
REVOLVING FUND	\$105,643.10
STATE FUND	-----
200-C MOD	-----
TOTAL	\$107,381.13

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

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of April 30, 2026, is as follows:

Family.....	5074
Elderly.....	1347
Mixed Population.....	1908

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 State Quarterly Modernization report for the period ending March 31, 2026. A motion was made by Commissioner Medeiros, seconded by Commissioner Bentley, and carried by unanimous vote to approve the State Quarterly Modernization report, as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Under Human Resources, Mr. Sbardella advised that we are in the process of hiring four (4) Maintenance Custodians, to replace two (2) recent retirees and three (3) Maintenance Mechanics who are out on long-term injuries.

Under Finance, Mr. Sbardella advised that the Director of Finance continues to prepare all of the FY26 financials for our annual unaudited submission to HUD by the May 31, 2026 due date, and also submitted all of the reports required for the SEMAP rating, also due by May 31, 2026.

Under Management, Mr. Sbardella once again acknowledged Debra Morrissette, Associate Director of Property Management, who is retiring at the end of this month after working at the Authority for over forty-one (41) years. Ms. Morrissette began her tenure as a Clerk and moved up the ranks to her current position. Mr. Sbardella added that Ms. Morrissette is an exemplary employee and a wonderful person, who will be missed very much.

Under Miscellaneous, Mr. Sbardella thanked Representative Silvia for procuring a \$75,000.00 grant for FY25 which has allowed the Authority to upgrade our Community Halls and for the City to make some improvements at the Senior Centers. In addition, Representative Silvia procured a \$25,000 grant for FY26 for some activities such as the Senior Concerts, etc. The City will get one-half of this grant for City-sponsored activities.

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 the Certificate of Completion-Consolidated for the Video Security System Upgrades at Father Vincent Diaferio Village, Mass. 6-3.

The General Contractor, Security Solutions, LLC, completed all work items. The final Contract amount was \$795,682.01. Approval was recommended.

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

RESOLUTION NO. 28

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 Security Solutions, LLC, 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 Underhill, and the "Ayes" and "Nays" were as follows:

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

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

The next item was the Certificate of Completion-Consolidated for the Boiler Replacement Project at James A. O'Brien, Sr. Apartments, Mass. 6-5.

The General Contractor, George T. Wilkinson, Inc., completed all work items. The final Contract amount was \$525,014.00. Approval was recommended.

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

RESOLUTION NO. 29

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 George T. Wilkinson, Inc., be approved; and designating and authorizing the Chairman to execute said Certificate of Completion-Consolidated.

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

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

The next item was the Certificate of Completion-Consolidated for the Fire Alarm System Replacement Project at Father Vincent Diaferio Village, Mass. 6-3 (Community Building).

The General Contractor, Laracy Electrical Contractors, Inc., completed all work items. The final Contract amount was \$68,300.00. Approval was recommended.

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

RESOLUTION NO. 30

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 Laracy Electrical Contractors, 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 Bentley, and upon roll call, the "Ayes" and "Nays" were as follows:

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

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

The next item was Permission to Advertise for Bids for the Boiler Replacement Project at Nicholas W. Mitchell Heights, Mass. 6-11. Approval was recommended.

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

RESOLUTION NO. 31

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

That Permission to Advertise for Bids for the Boiler Replacement
Project at Nicholas W. Mitchell Heights, Mass. 6-11, is approved.

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

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

The last item was Change Order No. 1 for Site Improvements-Tree Removal at Maple Gardens, FR 200-2 (EOHLC #095203).

Change Order No. 1 is an INCREASE of \$8,875.00 to the Contract amount for the removal of several dozen vine covered saplings and trees, and pruning of several large trees (+\$5,175.00); and the removal of a 24" diameter Oak tree and the planning of one (1) Red Maple tree (+\$3,700.00). The Contract time will be increased by thirty (30) days. Approval was recommended.

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

RESOLUTION NO. 32

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

That Change Order No. 1 for Site Improvements-Tree Removal at Maple Gardens, FR 200-2 (EOHLC #095203), increasing the Contract amount by \$8,875.00 for the removal of several dozen vine covered saplings and trees, and pruning of several large trees (+\$5,175.00); and the removal of a 24" diameter Oak tree and the planting of one (1) Red Maple tree (+\$3,700.00) and increasing the Contract time by thirty (30) days, 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	None	
Commissioner Burns		
Commissioner Medeiros		
Commissioner Underhill		
Chairman Long		

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

PROCUREMENT

The lone item was the HUD NSPIRE Uniform Physical Condition Inspection Services.

Two companies responded to a recent solicitation, as follows:

COMPANY NAME	CONTRACT AMOUNT
US Inspection Group (USIG)	\$21,143.20
Midwest Inspections	\$20,980.56

Midwest Inspections, located in St. Peters, Missouri, submitted the responsive low bid in an amount of \$20,980.56. A review of the bid and a background check with the state's debarment list, yielded no negative results. The contract amount was deemed reasonable.

Based on their low bid and positive background check, it was recommended that the contract be awarded to Midwest Inspections, in an amount not to exceed \$20,980.56.

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

RESOLUTION NO. 33

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

That permission to award a contract for the HUD NSPIRE Uniform Physical Condition Inspection Services to the low bidder, Midwest Inspection, in an amount not to exceed \$20,980.56, is approved.

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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 Underhill		
Commissioner Bentley		
Chairman Long		

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

MISCELLANEOUS

The first item was the EOHLC Wage Match Certification for State Housing Program Tenants for FY2026, to be executed by the Chairperson and Executive Director for submission to EOHLC.

Wage Match must be conducted for state housing program tenants, including tenants in conventional housing, MRVP and AHVP, for every adult member (aged 18 and over) of the tenant household residing in State housing programs. All Massachusetts housing authorities and non-profit agencies that administer state-funded housing programs must participate in the Wage Match program, which was first implemented in 2004.

Because LHAs and non-profits, through this system, have access to “personal data”, as defined by M.G.L. c. 66A, LHAs and non-profits must ensure the confidentiality of information requested and received through the wage match system.

The Chairperson and Executive Director are required to sign the Wage Match Certification for FY2026, indicating that both have read and thoroughly understand the contents of PHN 2023-03 and 2019-16, as well as indicating that all authorized employees using the wage match system have read and signed a Wage Match Acknowledgement Regarding Confidentiality of Information, DOR Disclosure and Security Training for Safeguarding Information, and that the FRHA has these signed acknowledgements on file for FY2026. It was requested that the Board authorize the Chairperson and Mr. Sbardella to sign said certification.

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

RESOLUTION NO. 34

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

That the EOHLC Wage Match Certification for FY2026,
executed by the Chairperson and Executive Director, 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:

AYESNAYSABSENT

Commissioner Underhill None
 Commissioner Bentley
 Commissioner Burns
 Commissioner Medeiros
 Chairman Long

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

The next item was the FY2026 Lead-Based Paint Certificate of Compliance, executed by each Commissioner and the Executive Director. The Certificate of Compliance will be part of the Authority's 5-Year CIP submission to EOHLIC.

A motion was made by Commissioner Burns, seconded by Commissioner Underhill, and carried by unanimous vote to approve the FY2026 Lead-Based Paint Certificate of Compliance for submission to EOHLIC.

The next item was the Open Meeting Law (OML) Complaint filed by CJ Ferry and received on April 14, 2026, on behalf of Patrick Higgins.

It was requested that the Board designate Attorney Sousa (General Counsel) to respond to the OML Complaint received on April 14, 2026, on behalf of Mr. Higgins.

A motion was made by Commissioner Medeiros, seconded by Commissioner Underhill, and carried by unanimous vote to accept responses prepared by Attorney Sousa.

The last item was the Open Meeting Law (OML) Request for Meeting Minutes filed by Patrick Higgins and received on May 1, 2026.

It was requested that the Board designate Attorney Sousa (General Counsel) to respond to the request for records received on May 1, 2026.

A motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous vote to have Attorney Sousa respond to said request for records.

At 4:46 p.m. a motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous vote to adjourn the meeting.



 Kevin Sbardella, Secretary