MINUTES OF THE REGULAR MEETING OF THE FALL RIVER HOUSING AUTHORITY HELD ON MONDAY, JUNE 8, 2026

The members of the Fall River Housing Authority met in Regular Session on Monday, June 8, 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	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, June 8, 2026, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

Kevin Sbardella
Secretary

Dated: June 3, 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 June 3, 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 8th day of June, 2026.

Kevin Sbardella
Secretary

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 May 11, 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 Burns seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

As copies of the Executive Session minutes of the Annual Meeting held on January 12, 2026 and the Regular Meeting held on March 9, 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 Executive Session minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

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

Projects	**Check Nos.**	**Amounts**
SECTION 8 VOUCHER	180419-181419	$2,268,085.40
	207886-207913	$29,280.40
	104326-104358	$47,914.00
FSS Escrows	0	$34,050.00
FEDERAL FUND	119261-119335	$500,959.94
DD NRG		$72,977.42
DD National Grid		$60,919.11
DD Liberty Utilities		$50,187.63
PH FSS Escrows	0	$12,022.00
REVOLVING FUND	82365-82536	$715,833.79
DD Liberty Utilities		$6,158.92
DD National Grid		$10,342.42
DD NRG		$6,156.47
STATE FUND	9171-9175	$54,660.12
DD NRG		$10,766.07
DD Liberty Utilities		$42,670.01
DD National Grid		$31,574.21

200-C MOD	1978-1998	$43,799.36
	TOTAL	**$3,998,357.27**

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

FEDERAL FUND		$1,785.45
REVOLVING FUND		$40,041.17
STATE FUND		--------
200-C MOD		--------
	TOTAL	**$41,826.62**

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

Communications: None

REPORT OF THE SECRETARY

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

Family..5153
Elderly..1321
Mixed Population...1911

After a brief discussion, a motion was made by Commissioner Medeiros, 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 the period ending March 31, 2026. A motion was made by Commissioner Underhill, seconded by Commissioner Burns, and carried by unanimous vote to approve the Monthly Financial Operating Statements as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Under Human Resources, Mr. Sbardella advised that we appointed a new Associate Director of Property Management and a Temporary Property Manager, both of which were internal promotions.

Under Finance, Mr. Sbardella advised that the Unaudited financials were submitted to HUD before the deadline date of May 31, 2026. Mr. Sbardella thanked Nella Souza, Director of Finance and the Fee Accountant for a job well done.

Under Management, Mr. Sbardella acknowledged Kathleen Povar, Director of Field Operations, for preparing our new Public Housing Resident Handbook, which will be provided to incoming residents at move-in time, as well as current residents at recertification time. The handbook will be a quick guide to the rules and regulations that residents are required to follow.

Ms. Povar has also created a new on-board program for new hires in the Management Department so that each site is operated in a professional and consistent manner.

Mr. Sbardella added that this shows our continuing efforts to improve our efficiency and professionalism as a large organization, and thanked Ms. Povar for her hard work.

Under Miscellaneous, Mr. Sbardella advised that once again the FRHA will be partnering with Greater Fall River Re-Creation for both the Senior Concerts and the Summer Lunch Program at five (5) of our family sites, and two (2) of those sites will also have afternoon activities, along with the Lunch Program. The FRHA will be contributing $3,300.00 to help defray some of the costs associated with these events.

On behalf of the Board, Chairman Long gave his condolences to Mr. McCoy on the recent death of his father.

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 Amendment No. 16 to the Contract for Financial Assistance (CFA) 5001 in the amount of $5,226,291.33, between EOHLC and FRHA. This Amendment extends the Contract dates of service from June 30, 2035 to June 30, 2035. It was noted that the new dates of service were written as June 30, 2035 to June 30, 2035 on the correspondence received from EOHLC, and after requesting clarification, the Authority was advised that the dates would be revised by EOHLC in 2034.

Approval was recommended.

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

RESOLUTION NO. 35

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

That Amendment No. 16 to the Contract for Financial Assistance (CFA) 5001 in the amount of $5,226,291.33, between EOHLC and FRHA, extending the Contract dates of service from June 30, 2035 to June 30, 2035, is approved, as written.

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:

AYES	NAYS	ABSENT
Commissioner Bentley	None	
Commissioner Medeiros		
Commissioner Burns		
Commissioner Underhill		
Chairman Long		

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

The next item was Change Order No. 1 for the Site Improvements/Tree Removal at Elmer/Corbett Streets, Ch. 689-1 (EOHLC #095202).

Change Order No. 1 is an INCREASE of $4,375.00 to the Contract to provide a more consistent flat surface for parking and to meet ADA requirements by removing a section of the existing driveway, concrete walkway and small planter bed; correct subgrade and compact; and install new asphalt driveway. The Contract time will increase by thirty (30) days. Approval was recommended..

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

RESOLUTION NO. 36

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

That Change Order No. 1 for Site Improvements/Tree Removal at Elmer/Corbett Streets, Ch. 689-1 (EOHLC #095202), increasing the Contract amount by $4,375.00 to provide a more consistent flat surface for parking and to meet ADA requirements by removing a section of the existing driveway, concrete walkway and small planter bed; correct subgrade and compact; and install new asphalt driveway, increasing the Contract time thirty (30) 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:

AYES	NAYS	ABSENT
Commissioner Medeiros	None	
Commissioner Underhill		
Commissioner Burns		
Commissioner Bentley		
Chairman Long		

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

The next item was Change Order No. 1 for the Comprehensive Building & Site Upgrades (GATEWAY) at Maple Gardens, Fall River 200-2 (EOHLC #095177).

Change Order No. 1 is an INCREASE of $90,351.11 to the Contract for the following items: 1) +$43,781.11--replace water shut-off valves; 2) +42,490.79—relocate electrical panels in buildings 15, 16 and 17; 3) +$32,423.37—electrical extend secondaries at building 17; 4) +$2,020.78—AMC exploratory work building 8 abatement; and 5) +$9,635.06—abatement pipe insulation. There is no increase in the Contract time. Approval was recommended.

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

RESOLUTION NO. 37

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

That Change Order No. 1 for the Comprehensive Building & Site Upgrades (GATEWAY) at Maple Gardens, Fall River 200-2 (EOHLC #095177), increasing the Contract amount by $90,351.11 for the following items: 1) +$43,781.11--replace water shut-off valves;

2) +42,490.79—relocate electrical panels in buildings 15, 16 and 17;
3) +$32,423.37—electrical extend secondaries at building 17;
4) +$2,020.78—AMC exploratory work building 8 abatement;
and 5) +$9,635.06—abatement pipe insulation, with no increase in the Contract time, 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:

AYES	NAYS	ABSENT
Commissioner Burns	None	
Commissioner Underhill		
Commissioner Bentley		
Commissioner Medeiros		
Chairman Long		

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

PROCUREMENT—There were no items this month.

MISCELLANEOUS

The lone item was an Easement for National Grid at Oak Village.

It was recommended that the Board ratify approval for an easement for National Grid to relocate one (1) telephone pole and one (1) telephone pole anchor from the sidewalk to a location six (6) feet into the Oak Village development. Mr. Sbardella advised that the request came from the City on behalf of the Fall River School Department in order to increase the width of the sidewalk on North Wall Street for the safety of the children attending Letourneau Elementary School.

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

RESOLUTION NO. 38

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

That the request for an Easement for National Grid to relocate one (1) telephone pole and one (1) telephone pole anchor from the sidewalk to a location six (6) feet into the Oak Village development, 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:

AYES	ABSTAIN	ABSENT
Commissioner Bentley	Commissioner Underhill	
Commissioner Burns		
Commissioner Medeiros		
Chairman Long		

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

At 4:58 p.m. a motion was made by Commissioner Bentley, seconded by Commissioner Underhill, and carried by unanimous vote to adjourn the meeting.

Kevin Sbardella

Kevin Sbardella, Secretary