

MINUTES OF THE REGULAR MEETING
OF THE FALL RIVER HOUSING AUTHORITY
HELD ON MONDAY, SEPTEMBER 14, 2026

The members of the Fall River Housing Authority met in Regular Session on Monday, September 14, 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
 Jason Burns
 John Medeiros

ABSENT

David Underhill
 Jo Ann Bentley

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, September 14, 2026, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY


 Secretary

Dated: September 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 September 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 14th day of September, 2026.


 Secretary

Regular Meeting of 9/14/26

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. Mr. Robert Tavares, a resident at Doolan Apartments, requested permission to speak before the Board regarding a trash-related problem at that development. Mr. Tavares advised that he had spoken to Mr. Sbardella previously about the Republic trash removal truck arriving at the Doolan site as early as 6:00 a.m., which is an hour earlier than the legal 7:00 a.m. (Monday through Friday) pick-up time (according to a City of Fall River noise ordinance). He stated that for a while after the Authority spoke to representatives at Republic, the trash truck followed the correct pick-up time(s). Mr. Tavares advised that lately the truck has been once again showing up earlier than allowed, and he is hoping that the FRHA can again intervene. Mr. Sbardella advised that he, or Mr. Majewski, would contact Republic tomorrow. Chairman Long also advised that since a formal complaint has come before the Board of Commissioners, Republic can be charged \$300 per incident, as opposed to just receiving a warning, and added that this situation will be handled immediately.

Mr. Tavares thanked Mr. Sbardella and the Board members for their time.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on August 10, 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 Burns seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

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

<u>Projects</u>	<u>Check Nos.</u>	<u>Amounts</u>
SECTION 8 VOUCHER	183426-184419	\$2,241,917.36
	207971-207997	\$34,290.72
	104424-104455	\$45,073.00
DD Liberty Utilities		
DD National Grid		
FSS Escrows	0	\$34,177.00
FEDERAL FUND	119491-119578	\$509,494.96
ACH Vendors		\$240,444.60
DD Liberty Utilities		
DD National Grid		
PH FSS Escrows	0	\$13,715.00
REVOLVING FUND	82924-83114	\$1,147,987.21
ACH Vendors	2101-2125	\$335,398.83
DD National Grid	332	\$400.35
DD Liberty Utilities		\$6,581.74

Regular Meeting of 9/14/26

DD NRG		
FSS Escrows		
STATE FUND	9190-9196	\$65,467.77
DD NRG		\$3,553.29
DD National Grid		\$19,477.48
DD Liberty Utilities		\$262.51
200-C MOD	2018-2090	\$114,282.83
	TOTAL	\$4,812,124.30

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

FEDERAL FUND	\$28.27
REVOLVING FUND	\$100,767.09
STATE FUND	\$650.00
200-C MOD	
	TOTAL
	\$100,795.36

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

Communications: None

REPORT OF THE SECRETARY

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

Family.....	5226
Elderly.....	1359
Mixed Population.....	1930

After a brief discussion, a motion was made by Commissioner Medeiros, seconded by Commissioner Burns, 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 July 31, 2026. A motion was made by Commissioner Burns, seconded by Commissioner Medeiros, 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 three (3) Clerks were hired for the Management Department; one (1) Plumber was hired for the Facilities Department and one (1) “Temporary” Clerk of the Works was appointed for the upcoming modernization/federalization projects at Chor-Bishop Eid Apartments.

Under Resident Services, Mr. Sbardella advised that the FRHA will be collaborating with the City’s Emergency Medical Services, St. Anne’s Hospital and Brown Health to provide Flu and COVID clinics at all of our developments for the elderly/disabled beginning in September and going through November.

Under Miscellaneous, Mr. Sbardella advised that the October Board meeting falls on the Columbus Day holiday, so an alternate date needed to be agreed upon. After a brief discussion, the Commissioners were all in favor of scheduling the October Board meeting on THURSDAY, OCTOBER 8, 2026. A reminder will be sent to the Board and employees as the new date nears.

Lastly, Mr. Sbardella announced that one of our long-term maintenance leaders, Ed Ferreira, unexpectedly passed away recently. Ed was a good worker, had a great attitude and was employed by the FRHA for over twenty-three (23) years. He will be sorely missed by all who knew him. At this time, Mr. Sbardella asked for a Moment of Silence in Ed’s memory.

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

NEW BUSINESS

MODERNIZATION

The first item was the Contract Award for the Security Camera Installation Project at Maple Gardens, FR 200-2 (EOHLC #095185).

Four (4) bids were received and opened on August 17, 2026, with the following results:

COMPANY NAME	BASE BID
American Electrical Construction, Inc. 2 Ricketts Pond Drive Carver, MA 02350	\$460,000.00
Systems Contracting, Inc. 7 Scobee Circle Plymouth, MA 02360	\$595,000.00
M-V Electrical Contractors, Inc. 10 Conduit Street Acushnet, MA 02743	\$695,125.00
Sparks Company, Inc. P.O. Box 5034 Fall River, MA 02723	\$958,353.00

The project scope of work includes: installation of a new Closed-Circuit Television (CCTV) system. The scope includes the supply and installation of cameras, fiber and CAT 6 cabling, network switches, trenching conduit installation, testing and data racks.

Following a review of the bids, it was recommended that a Contract be awarded to te low bidder, American Electrical Construction, Inc. (WBE), in the amount of \$460,000.00.

Approval was recommended.

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

RESOLUTION NO. 51

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

That permission to award a Contract for the Security Camera
Installation Project at Maple Gardens, FR 200-2 (EOHLC #095185)
to the low bidder, American Electrical Construction, Inc. (WBE), in the
amount of \$460,000.00, is approved.

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 Commissioner Medeiros Chairman Long	None	Commissioner Underhill Commissioner Bentley

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

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

The General Contractor, M-V Electrical Contractors, Inc., completed all work items. The
final Contract amount was \$218,865.00.

Approval was recommended.

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

RESOLUTION NO. 52

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
M-V 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 Burns, and the “Ayes” and “Nays” were
as follows:

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

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

PROCUREMENT

The first item was the Electrical Inventory Supplies Contract.

One (1) company responded to a recent request for sealed quotes which was opened and reviewed on September 3, 2026, with the following results:

COMPANY NAME	CONTRACT AMOUNT
Electrical Wholesalers, Inc.	Not to exceed \$50,000.00

Following a review of the price quote and bid forms, as well as a long-standing contractual relationship with the Fall River Housing Authority, 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 Burns, read in full and considered:

RESOLUTION NO. 53

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 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 Commissioner Medeiros Chairman Long	None	Commissioner Underhill Commissioner Bentley

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

The last item was the Plumbing Supplies Contract.

Five (5) companies responded to a recent solicitation for the purchase of plumbing supplies, with the following results:

COMPANY NAME	CONTRACT AMOUNT
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
Seekonk Supply, Inc.	Not to exceed \$50,000.00
Republic Plumbing Supply	Not to exceed \$50,000.00

Since each local vendor offered responsive and eligible price quotes for all or most of the twenty-eight (28) items and have provided quality plumbing fixtures and local service to the Fall River Housing Authority during prior contractual agreements, it was recommended that a six (6) month contract be awarded to all five companies, in an amount not to exceed \$50,000.00 each.

Approval was recommended.

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

RESOLUTION NO. 54

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

That permission to award a six (6) month Contract for Plumbing Supplies to each of the five (5) bidders, Winsupply of Fall River, Plumbers Supply, Supply New England, Seekonk Supply, Inc. and Republic Plumbing Supply, in an amount not to exceed \$50,000.00 each, is approved.

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:

AYES

Commissioner Medeiros
Commissioner Burns
Chairman Long

NAYS

None

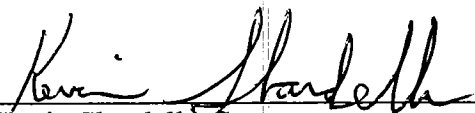
ABSENT

Commissioner Underhill
Commissioner Bentley

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

MISCELLANEOUS—There were no Miscellaneous items on this month's Agenda.

At 4:48 p.m. a motion was made by Commissioner Burns, seconded by Commissioner Medeiros, and carried by unanimous vote to adjourn the meeting.


Kevin Sbardella, Secretary