

**MINUTES OF THE REGULAR MEETING AND SECTION 8 ANNUAL PUBLIC HEARING
OF THE
BOARD OF COMMISSIONERS OF THE
EVERETT HOUSING AUTHORITY**

**WEDNESDAY, JULY 25, 2018 AT 5:30 PM
393 FERRY STREET, EVERETT, MASSACHUSETTS**

I. Roll Call

The Chairman asked the Secretary to call the Roll:

Present: Mr. Foresteire, Mr. Norton, Mr. Barrett, Mr. Colameta and Mr. Puleo

Absent: None

Others: Stephen Kergo, Executive Director, Francis J. LaRovere, III, Legal Counsel, Joseph Dorney, Maintenance Supervisor, Roberta Correale, Section 8 Supervisor, Michelle Gouveia, Public Housing Supervisor and Michele Senibaldi, Administrative Assistant.

II. Minutes

Mr. Foresteire noted that on the minutes from June 20, 2018 regarding the wording for the meeting that went into Executive Session, it should have stated the time the meeting ended and whether or not the Committee voted during Executive Session.

Motion made by Mr. Foresteire and seconded by Mr. Colameta to accept the minutes of the regular meeting, as amended. Voice approved.

III. Director's Report

In addition to the previously submitted written Executive Director's Report the following information was provided.

Mr. Kergo and Mr. Dorney will be meeting for a 2nd time with Engineer. National Grid originally explained, in previous years, it was an EHA issue causing all the power outages. The reasoning was that one set of cables was removed from the Main switchgear going out to the Street. However it came out in our recent meeting with National Grid that the issue lies with them inside their manhole connection. There was a suggestion that we could create our own junction box onsite which would allow EHA to turn off power to our building without turning the section of street off. This would not alleviate the possibility of power outages.

Mr. Foresteire asked what the cost of the project is; Mr. Kergo said it's currently budgeted at \$275,000.00, however this doesn't include the costs of night work deferential, which appears now to be needed. Mr. Kergo stated that he will talk to Nagle Engineering about our options and if we needed could always update CIP. Mr. Puleo asked Mr. Kergo is he asked the city, and Mr. Kergo said yes that Mr. Supino and Mr. O'Donnell gave a name to contact and within days a meeting was set up.

Mr. Kergo also mentioned that he just received an email regarding the Duncan Street Window project and that we should have the 1st round of submittal of schematic drawings next week.

Motion was made by Mr. Barrett and seconded by Mr. Norton to accept the Executive Director's Report. Voice approved.

IV. Old Business:

A. Resolution No. 2018-18: To approve and authorize the Chairman to execute a Certificate of Final Completion with Jupiter Electric for the Chapter 667-2 Electrical Panelboard Replacement Project; and subject to the review and approval of the Department of Housing and Community Development.

Motion made by Mr. Colameta and seconded by Mr. Barrett to table **Resolution No. 2018-18:** to execute a Certificate of Final completion with Jupiter Electric for the Chapter 667-2 Electrical Panelboard Replacement Project; and subject to the review and approval of the Department of Housing and Community Development. Voice Approved.

V. **New Business:**

- A. Section 8 Program Public Annual Hearing open for public comments.
 - a. Public Comments
 - b. Close Section 8 Public Hearing

Mr. Forestiere asked if EHA had advertised for this and Mr. Kergo said yes just as we inform the public of our Board meetings.

Motion made by Mr. Foresteire and seconded by Mr. Colameta to open up the meeting. Voice approved.

Mr. Puleo opened the meeting up at 5:40 p.m. and asked three (3) times if anyone wanted to make a comment regarding Section 8.

The Annual Public Hearing meeting closed at 5:43 p.m. with, no action taken.

Motion was made by Mr. Colameta and seconded by Mr. Barrett to close this portion of the meeting. Voice approved.

- B. **Resolution No. 2018-19:** To approve and authorize the chairman to sign the Civil rights Certification for HCV Program (Section 8).

Motion made by Mr. Mr. Foresteire and seconded by Mr. Barrett to approve **Resolution No. 2018-19:** to authorize the Chairman to sign the Civil rights Certification for HCV Program (Section 8).

The Chairman asked the Secretary to call the roll:

<i>-Mr. Puleo, Yes</i>	<i>-Mr. Colameta, Yes</i>
<i>-Mr. Foresteire, Yes</i>	<i>-Mr. Barrett, Yes</i>
<i>-Mr. Norton, Yes</i>	
<i><u>5 yeas, 0 nays</u></i>	

- C. **Resolution No. 2018-20:** To approve the Everett Housing Authority 2019 Capital Improvement Plan (CIP), as presented; and subject to the review and approval of the Department of Housing and Community Development.

Mr. Kergo and Mr. Dorney inspected all EHA properties and came up with several suggestions; walkways, gutters and down spouts, upgrades for bathrooms at North Everett and the elevators. Mr. Puleo asked when the elevators would be getting fixed. Mr. Kergo stated it currently scheduled for the end of 2022. Mr. Colameta also asked how much was in the antenna fund. Mr. Kergo said \$540,000.00 and Mr. Puleo wanted to know if we could take money out of reserves and would we be able to bond ourselves. Mr. Kergo will look into it and let the Board know.

Motion was made by Mr. Colameta and seconded by Mr. Foresteire to approve **Resolution No. 2018-20:** the Everett Housing Authority 2019 Capital Improvement Plan (CIP), and subject to the review and approval of the Department of Housing and Community Development.

The Chairman asked the Secretary to call the roll:

<i>-Mr. Puleo, Yes</i>	<i>-Mr. Colameta, Yes</i>
<i>-Mr. Foresteire, Yes</i>	<i>-Mr. Barrett, Yes</i>
<i>-Mr. Norton, Yes</i>	
<i><u>5 yeas, 0 nays</u></i>	

Motion was made by Mr. Barrett and seconded by Mr. Colameta to go into Executive Session at 6:00 p.m. Voice approved.

Motion was made by Mr. Foresteire and seconded by Mr. Colameta to end the Executive Session meeting at 6:39 p.m. with no votes. Voice approved.

To consider any other business the Board of Commissioners might introduce.

A meeting is tentatively scheduled for **September 18, 2018** at **5:30 P.M.**

VI. Adjournment

Respectfully submitted,
Stephen Kergo
Executive Director