

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF THE  
EVERETT HOUSING AUTHORITY**

**TUESDAY, MARCH 19, 2019 AT 6:00 PM  
393 FERRY STREET, EVERETT, MASSACHUSETTS**

**I. Roll Call**

The Chairman asked the Secretary to call the Roll:

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

**Absent:** None

**Others:** Stephen Kergo, Executive Director, Francis J. LaRovere, III, Legal Counsel,  
Joseph Dorney, Maintenance Supervisor, Michele Senibaldi, Administrative  
Assistant.

**II. Minutes:** Motion made by Mr. Colameta and seconded by Mr. Barrett to accept the minutes of the regular meeting on February 26, 2019. Voice approved.

**III. Director's Report**

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

Mr. Kergo informed the Board that the Mystic Valley's Contract was not renewed last year however nothing has changed since last year and will have it on the agenda for our April meeting. Mr. Kergo also added that he has not heard back from T-Mobile and that its contract expires in June 2020 but did hear from the auditors regarding T-Mobile and according to them and other housing authorities' payments have decreased. Mr. Puleo asked if T-Mobile workers have access to our building. Mr. Kergo said yes that they have too in case of an emergency. Mr. Colameta asked how much does it cost for electricity and Mr. Kergo stated that it wasn't that much and that there is a separate meter on the 11<sup>th</sup> floor, which he reads quarterly and bills T-Mobile.

Mr. Kergo asked to have **Resolution 2019-01** tabled because we are waiting to hear back from DHCD regarding the selection of the engineer.

Mr. Kergo mentioned that a meeting is scheduled for March 27<sup>th</sup> for the Collective Bargaining contract for the Maintenance Department and that we still needed 2 Board members. Mr. Colameta and Mr. Barrett agreed to be added to the team and will be at the meeting.

Mr. Kergo added that he and Joe Dorney will soon be working on the Capital Improvement Plan which is due by June 15<sup>th</sup> and that the Board will vote at April or May meeting.

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

**IV. Old Business:**

Motion made by Mr. Barrett and seconded by Mr. Colameta to table **Resolution No. 2019-01** to affirm the authorization of the Executive Director to execute a Work Order Scope of Service and Payment of Services contract with the designer selected for the 200-2 Duncan Road Storm Door Replacement project as previously approved by the Department of Housing and Community Development., Voice approved.

**Resolution No 2019-07:** To approve and authorize the Chairman to execute a Contract for Construction Services for work related to the Duncan Rd. 200-2 Window Replacement project with Homer Contracting, Inc. Arlington, MA in the total amount of Five Hundred Forty Six Thousand Nine Hundred Dollars and Zero Cents (\$546,900.00); and subject to the review and approval of the Department of Housing and Community Development.

Motion made by Mr. Barrett and seconded by Mr. Colameta to approve and authorize

**Resolution No. 2019-07:** the Chairman to execute a Contract for Construction Services for work related to the Duncan Rd. 200-2 Window Replacement project with Homer Contracting, Inc. Arlington, MA in the total amount of Five Hundred Forty Six Thousand Nine Hundred Dollars and Zero cents (\$546,900.00); and subject to the review and approval of the Department of Housing and Community Development.

The Chairman asked the Secretary to call the roll:

-*Mr. Colameta, Yes*  
-*Mr. Norton, Yes*

-*Mr. Barrett, Yes*  
-*Mr. Puleo, Yes*

4 yeas, 0 nays

V. **New Business:**

A. **Resolution No. 2019-08:** To approve and authorize the Chairman to sign the Capital Improvement Work Plan 5001 Amendment No. 8 in the total amount of One Million, Three Hundred Forty-Two Thousand, Eight Hundred Fifty-Four Dollars and Eighty Nine Cents (\$1,342,854.89); and subject to the review and approval of the Department of Housing and Community Development.

Motion made by Mr. Norton and seconded by Mr. Colameta to approve and authorize  
**Resolution No. 2019-08:** the Chairman to sign the Capital Improvement Work Plan 5001 Amendment No. 8 in the total amount of One Million, Three Hundred Forty-Two Thousand, Eight Hundred Fifty-Four Dollars and Eighty Nine Cents (\$1,342,854.89); and subject to the review and approval of the Department of Housing and Community Development.

The Chairman asked the Secretary to call the roll:

-*Mr. Colameta, Yes*  
-*Mr. Norton, Yes*

-*Mr. Barrett, Yes*  
-*Mr. Puleo, Yes*

4 yeas, 0 nays

A. **Resolution No. 2019-09:** To approve and authorize the 2019 revised income limits for admission to State-Aided Public Housing and for participation in the Alternative Housing Voucher Program (AHVP) effective March 2, 2019.

Motion made by Mr. Colameta and seconded by Mr. Barrett to approve and authorize  
**Resolution No. 2019-09:** the 2019 revised income limits for admission to State-Aided Public Housing and for participation in the Alternative Housing Voucher Program (AHVP) effective March 2, 2019, Voice approved.

B. **Resolution No. 2019-10:** To approve and authorize the 2019 revised fair Market Rents for determination of eligibility for continued occupancy for State Aided Public Housing.

Mr. Kergo mentioned that people need to be income eligible, once you hit the Fair Market Rent and your bedroom size hasn't changed, a letter will be sent out stating that you have six months to move out.

Motion made by Mr. Colameta and Mr. Barrett to approve and authorize Resolution No. 2019-10: the Fair Market Rents for determination of eligibility for continued occupancy for State Aided Public Housing, Voice approved.

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

Annual meeting is tentatively scheduled for April 23, 2019 at 5:30 P.M.

**VI. Adjournment**

Motion made by Mr. Colameta and seconded by Mr. Norton to adjourn the meeting at 6:22 p.m.  
Voice approved.

Respectfully submitted,  
Stephen Kergo  
Executive Director