

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

**TUESDAY MARCH 24, 2020 AT 5:30 PM  
393 FERRY STREET, EVERETT, MASSACHUSETTS**

**I. Roll Call**

The Chairman asked the Secretary to call the Roll:

**Present:**

Mr. Barrett, Mr. Norton, Mr. Colameta and Mr. Puleo

**Absent**

**Others:**

Stephen Kergo, Executive Director, Francis J. LaRovere, III, Legal Counsel, Joseph McGonagle, State Representative, Joseph Dorney, Maintenance Supervisor, Roberta Correale, Directors Assistant, Michele Public Housing Supervisor, Nicole Dipierro Administrative Assistant.

**II.**

**Minutes:** Motion made by Mr. Barrett and seconded by Mr. Norton to take Item number C. Discussion on Partnership to Expand Housing Opportunities out of order, Voice Approved.

A representative from the Joseph J. Cocoran Company delivered a presentation on Sustainable Model for Public Housing. The program would preserve public housing units by developing mixed income residential properties for communities in need of housing. The Mixed –Income approach would allow public housing residents to live in housing that would meet the changing needs of the next generation. The redevelopment plan would create places for all people to live, work and grow by fostering upward economic mobility and a shared sense of community. Mr. Cocoran discussed his experience in these programs, specifically he spoke about his project with the Chelsea Housing Authority. Several Board members and the Executive Director asked questions of Mr. Cocoran. These questions focused on the number of public housing units to be created from such a program. It was explained that the models is a 1 for 1 replacement of public housing units; and that if the numbers worked more public housing units may be possible. Since the State grant does not cover the full cost of the construction and the project must be self-maintaining. This requires a need to be self- maintaining that there be a significant number of “Market Rate” units in the project. The relocation of the current public housing residents was also discussed. It was made known that a relocation company would be hired to deal with these issues. The City as a whole would be involved in the decision making the process prior to moving forward. This would include the City government, City residents as well as the current residents of the housing development.

The housing authority would maintain through an agreement oversight of the public housing units, a discussion on the request for the proposal process was also mentioned. Further discussion followed.

Motion made by Mr. Colameta and seconded by Mr. Barrett to accept the Executive’s report, 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 he has been working with Representative Joe McGonagle at his office to discuss the ongoing issues with the centralize waiting list.

Motion made by Mr. Barrett and seconded by Mr. Norton to accept the Executive Director’s report, Voice approved.

**IV. Old Business:**

**V. New Business:**

- A. Resolution No.2020-06:** To accept the lowest responsible bidder for the Grass Cutting Bid; and to authorized the Executive Director to sign a one (1) year contact with said Company.

Motion made by Mr. Barrett and seconded by Mr. Norton to approve **Resolution No. 2020-06**: To accept the lowest responsible bidder for the Grass Cutting Bid; and to authorize the Executive Director to sign a one (1) year contract with said Company.

The Chairman asked the Secretary to call the roll:

*-Mr. Barrett, Yes  
-Mr. Norton, Yes*

*-Mr. Colameta, Yes  
-Mr. Puleo, Yes*

4 yeas, 0 nays

**B. Resolution No. 2020-07**: To Accept the lowest responsive bidder for the HVAC Rooftop Unit Replacement Project; and authorized the Executive Director to Sign a contract with the Said Contractor

Motion made by Mr. Barrett and seconded by Mr. Norton to approve **Resolution No. 2020-07**: To accept the lowest responsive bidder for the HVAC Rooftop Unit Replacement Project; and authorized the Executive Director to Sign a contract with the Said Contractor

The Chairman asked the Secretary to call the roll:

*-Mr. Barrett, Yes  
-Mr. Norton, Yes*

*-Mr. Colameta  
-Mr. Puleo, Yes*

4 yeas, 0 nays

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

Annual meeting is tentatively scheduled for March 24, 2020

**VI. Adjournment**

Motion made by Mr. Barrett and seconded by Mr. Norton to adjourn the meeting at 7:30 p.m. Voice approved.

Respectfully submitted,  
Stephen Kergo  
Executive Director