

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

**Tuesday June 22, 2021 AT 5:00 PM
393 FERRY STREET, EVERETT, MASSACHUSETTS**

I. Roll Call: The Chairman asked the Secretary to call the Roll:

Present: Philip Colameta, John Barrett, Robert Norton, Dominic Puleo

Absent:

Others: Stephen Kergo, Executive Director, Francis J. LaRovere III, Legal Counsel, Roberta Correale, Assistant Director, Michelle Gouveia, Public Housing, Nicole DiPierro, Administrative Assistant, Chris Giarratana Maintenance Director

II. Minutes: Motion made by Mr. Barrett and second by Mr. Norton to accept the minutes of the regular meeting of Tuesday May 11, 2021. Voice approved.

III. Director's Report:

In addition to the previously submitted written Executive Directors Reports, the following information was provided. Mr. Kergo first talked about the Innovation grant. The timeframe to file a proposal for the Innovation Grant is due within two weeks and it would be in our best interest to hold off on this round of funding and determine and what is best for the housing authority then draft a proposal to present to the City. At that time, we could think about hiring a consultant to assist in creating a proposal.

Mr. Kergo also mentioned there was an elevator testing done to switch over the first elevator car being worked on to start on the second. During that switch the generator failed but with the help of Chris Giarratana and our service company they were able to get the generator up and running within a couple days. The elevator project is now progressing steadily. The first elevator has been completed, inspected and State approved.

Also last week we replaced the fire panel in the administration office. There was a circuit failing to work and because the fire panel was outdated we were unable find a replacement for that circuit. We were able to get a price to replace the whole fire panel for the cost of five thousand dollars (\$5000.00). This project is now completed and working fine.

Mr. Kergo also provided an update on the carpet project. The carpet project in our office is almost complete. Last weekend Capital Carpet worked and replaced a little more than half the carpeting in the office and they are expected to finish up this weekend. Roberta Correale has been working closely with Capital Carpet so far there has been no issues and the project is moving steadily.

Mr. Kergo also mentioned that he has been representing the housing authority on the digital access Equity Planning group. This group looks into disparities in the Digital Access for people of low incomes. While working on this we were offered free WIFI for Gledhill Towers. If the board approves, not only will there be free WIFI but this will also benefit the computer room to be located on the first floor. There is also larger plan to try to produce free internet for the residents at Russell street and at other developments in the future.

Mr. Kergo also referenced back to a question Mr. Calamite had asked at the last Board meeting regarding the Boarding members meeting the most recent new hires. There will be two new hires that the board will be meeting, the new hire from last month and after tonight's vote this new hire. Both employees will be at the next board meeting to introduce themselves to the board members.

Before moving forward Mr. Colameta had asked how old is the generator at the Glendale Towers. In response Mr. Kergo replied that the generator is about 22 years old and has a life expectancy of 25 years. We do have a project planning in our CIP that is two years out.

A motion made by Mr. Barrett and seconded by Mr. Norton to accept the Executive Directors report, voice approved.

IV. **Old Business:**

V. **New Business:**

The Chairman asked our Legal Counsel for confirmation on the procedures for the following Hearings.

A. Section 8 Program Public Hearing:

a. Open Public comment period.

Motion made by Mr. Barrett and Second Mr. Norton to Open Public Comment Period Voice approved.

The Chairman asked 3 times if anyone would like to speak in favor and asked 3 times if anyone would like to speak against the plan.

b. Close Public comments and hearing.

Motion made by Mr. Colameta and Seconded by Mr. Norton to Close Public Comments and hearing, Voice Approved.

B. State Annual Plan Public Hearing:

a. Open Public Comment Period.

Motion made by Mr. Barrett and Seconded by Mr. Colameta to Open Public Comment Period. Voice Approved.

The Chairman asked 3 times if anyone would like to speak in favor and asked 3 times if anyone would like to speak against the plan.

b. Close Public Comments and Hearing.

Motion made by Mr. Barrett and Seconded by Mr. Norton to Close Public Comment Period. Voice Approved.

C. Resolution 2021-21: Board vote to approve the Fiscal Year 2022 State Annual Plan.

Motion made by Mr. Colameta and Seconded by Mr. Barrett to approve **Resolution 2021-21:** Board vote to approve the Fiscal Year 2022 State Annual Plan.

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes

- Mr. Barrett, Yes

-Mr. Norton, Yes

- Mr. Puleo, Yes

4 yeas, 0 nays

D. Resolution 2021-22: To accept the Executive Director recommendation for the filling of the Groundskeeper/Custodian positions.

Motion made by Mr. Barrett and Seconded by Mr. Colameta to approve **Resolution 2021-22:** To accept the Executive Director recommendation for the filling of the Groundskeeper/Custodian positions with Melvin Fiore.

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes

- Mr. Barrett, Yes

-Mr. Norton, Yes

- Mr. Puleo, Yes

4 yeas, 0 nays

VI. Discussion:

Mr. Puleo asked if there was any new business they would like to discuss. Mr. Norton raised a few questions regarding the letter from the Everett City Council towards the EHA, discussion followed. Also Mr. Norton has a concern about the trash collecting by Capital Waste Services. Mr. Norton mentioned that the employees of Capital Waste Services do not pick up the trash that they drop from the trash bins when collecting the trash and it becoming an on-going issue. The Chairman Mr. Puleo asked the Director and Maintenance Director to get in touch with Capital Waste Service regarding issue and report back to Mr. Norton. Before ending the meeting, The Chairman Mr. Puleo inquired about the lack of local residents being housed. He asked about a previous discussion on getting a Home Rule petition. Mr. Kergo explained prior to the pandemic Representative McGonagle and he were in discussion about the possibility of moving something forward but that discussion was interrupted by pandemic. Mr. Puleo requested the Director to provide an 18-month review of filling of vacancies, a discussion was followed. Mr. Puleo also mentioned that he had noticed a swing set located behind one of the housing units on Russell Street and raised concerns of possible injuries and the liability it may cause the housing authority. Mr. Kergo will be looking into this issue.

Next Meeting is scheduled for **Tuesday July 27, 2021** at **5:00 pm.**

Adjournment

Motion made Mr. Colameta Seconded by Mr. Barrett to adjourn the meeting at 6:06 p.m.,
Voice approved.