

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

**Tuesday July 27, 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 June 22, 2021. Voice approved.

III. Director's Report:

Mr. Colameta begin the discussion by asking about the recent fire panel replacement. According to Mr. Kergo, the fire panel needed to be upgraded because the parts were failing and difficult to locate.

In addition to the submitted Directors Report Mr. Kergo mentioned the bidding for the Basement Access Project at North Everett will take place on August 26, 2021 and asked that the next Board Meeting take place on Tuesday August 31, 2021 so the vote can made for this project.

Mr. Kergo also mentioned that the Fiscal Year 2020 Audit Report has been completed. There were no findings on the report and the results show we are properly following the rules and regulations. Mr. Kergo also provided an update on the Camera upgrades for Glendale Towers. The project is currently put on hold until September due to a delay with the supply chain. Also mentioned the recruiting for the State Self Sufficiency grant was going well and they are moving along towards their goal of 18 applicants.

Before moving forward Mr. Colameta had a question about the Basement Access project and its location in relation to buildings. Mr. Kergo stated the access ways will be located in the front of the buildings at North Everett. Mr. Colameta also asked for the status on the two units that were determine uninhabitable. Mr. Kergo stated one of the units has not been cleared by the City yet, due to a serve infestation issue and we have been working with the exterminator to resolve the issue. As for the other unit there has been follow-up visits. Mr. Kergo also mentioned that the Housing Department now has procedures in place to track any units with similar issues' Mr. Puleo suggested that the Director look into other services including for hoarding. Mr. Kergo will follow up. Mr. Colameta had also asked if there will be a vote on the new services offered by PHA-WEB "Client Portal." The consensus of the Board and Mr. Kergo was that the portal be would not be useful at this time.

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

IV. Old Business:

V. New Business:

Resolution 2021-28: To approve and authorized the Executive Director to enter into a Design contract with Blackstone Block Architects for an amount not to exceed Eighteen Thousand Dollars (\$18,000.00) for the Maintenance Facility Study.

Motion made by Mr. Colameta and seconded Mr. Barrett to approve **Resolution 2021-28:** To approve and authorized the Executive Director to enter into a Design contract with Blackstone Block Architects for an amount not to exceed Eighteen Thousand Dollars (\$18,000.00) for the Maintenance Facility Study.

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

VI. Discussion:

Mr. Puleo asked if there was any new business they would like to discuss. Mr. Colameta brought up concerns he was hearing regarding outsiders using the laundry. Discussion followed. During that discussion the thought of possibly bringing Security into the buildings was discussed. Mr. Kergo stated he would provide the Board with a few options that he had previously looked into at the next meeting. Before ending Mr. Norton had asked if there were any updates on the speedbump's replacement for North Everett. A discussion followed.

Next Meeting is scheduled for **Tuesday August 31, 2021** at **5:00 pm.**

Adjournment

Motion made Mr. Colameta Seconded by Mr. Barrett to adjourn the meeting at 5:35 p.m.,
Voice approved.