

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

**TUESDAY January 25, 2022 AT 5:00 PM
393 FERRY STREET, EVERETT, MASSACHUSETTS**

- I. Roll Call:** The Chairman asked the Secretary to call the Roll:
Present: Philip Colameta, Robert Norton, Dominic Puleo, John Barrett
Absent:
Others: Stephen Kergo, Executive Director, Francis J. LaRovere III, Legal Counsel and Chris Giarratana, Maintenance Director, Roberta Correale, Assistant Executive Director and Michelle Cataldo, Public Housing Supervisor
- II. Minutes:** Motion made by Mr. Colameta and seconded Mr. Barrett by to accept the minutes of the regular meeting Tuesday December 21, 2021. Voice approved.

III. Director's Report:

In addition to the Executive Directors Report Mr. Kergo informed that members that he had met with the structural engineer who reviewed the ceiling collapse at the North Everett and he believes that the original construction was failing based on the lengths of roof rafters. Once a full evaluation is completed Mr. Kergo will provide the Board and DHCD with a full report. Mr. Kergo also mentioned that DHCD has approved the FY22 Budget and that the Annual Conference is scheduled for May 22th through the 25th at the Sea Crest and anyone interested in attending should reach out to him for more details. The Director also mentioned that he and Chris Giarratana, believe that the maintenance department could use another bobcat rather than a lift vehicle at this time. The director and the maintenance supervisor will obtain pricing through the State Contract from vendors and will present them at the next board meeting. A discussion followed.

Motion made by Mr. Barrett and seconded by Mr. Colameta to accept the Executive Directors Report, Voice Approved.

IV. Old Business: None

V. New Business:

- a. Resolution 2022-01:** To approve and authorized the Executive Director to execute a Certificate of Substantial Completion for the 667/1A Basement Access Way Project with Aldo Construction; with a Substantial Completion date of January 6, 2022.

Motion made by Mr. Colameta and seconded by Mr. Barrett to approve **Resolution 2022-01:** To approve and authorized the Executive Director to execute a Certificate of Substantial Completion for the 667/1A Basement Access Way Project with Aldo Construction; with a Substantial Completion date of January 6, 2022.

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

- b. **Resolution 2022-02:** To approve and authorized the Executive Director to execute a Certificate of Final Completion with Aldo Construction for the 667/1A Basement Access Way Project and having a final payment of Four Thousand, Seven Hundred Dollars, (\$4,700.00).

Motion made by Mr. Colameta and seconded by Mr. Barrett to approve **Resolution 2022-02:** To approve and authorized the Executive Director to execute a Certificate of Final Completion with Aldo Construction for the 667/1A Basement Access Way Project and having a final payment of Four Thousand, Seven Hundred Dollars, (\$4,700.00).

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

- c. **Resolution 2022-03:** To approve and authorized the Executive Director to execute a three-year (3) Memorandum of Understanding for Residential Supportive Services at our 667/1A North Everett and 667/1 Golden Age Circle Sites with Mystic Valley Elder Services for an Annual amount of Forty-Four Thousand Dollars, (\$44,000.00).

Motion made by Mr. Barrett and seconded by Mr. Colameta to approve **Resolution 2022-03:** To approve and authorized the Executive Director to execute a three-year (3) Memorandum of Understanding for Residential Supportive Services at our 667/1A North Everett and 667/1 Golden Age Circle Sites with Mystic Valley Elder Services for an Annual amount of Forty-Four Thousand Dollars, (\$44,000.00).

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. **Resolution2022-04:** To approve and authorized the Executive Director to execute a Design Contract for the Cherry Street Screen Door Replacement Project, FISH No. 093087; with Winslow Architects Inc. in the amount of Twenty-Three Thousand Dollars, (\$23,000.00); 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 approve **Resolution2022-04:** To approve and authorized the Executive Director to execute a Design Contract for the Cherry Street Screen Door Replacement Project, FISH No. 093087; with Winslow Architects Inc. in the amount of Twenty-Three Thousand Dollars, (\$23,000.00); 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. Barrett, Yes*
- Mr. Norton, Yes *-Mr. Puleo, Yes*

4 yeas, 0 nays

VI. Discussion:

Proposal to have a mural drawn on the Glendale Towers.

Mr. Puleo started the discussion outlining what has transpired up to this point on this matter. He explained that a gentleman went before the Everett City Council during public participation about one month prior talking about a proposal to place a mural on a building in Glendale Square. The building recommended is the Glendale Towers. On the City Council's agenda for 1/24/22, they discussed voting in support of this mural on EHA's owned building. The proposal in front of the EHA Board to determine if this is something that we are interested in and the other factors that go into such an undertaking. Discussion followed on the proposal presented.

Determination proposal is premature until we have a complete understanding of the costs; further residents of the building should have a say in what the mural should look like. Board suggested we respectfully reject his proposal for a mural on our building. Further discussion followed.

Next meeting scheduled for **February 22, 2022** at **5:00 pm.**

Adjournment

Motion made by Mr. Colameta and seconded by Mr. Barrett to adjourn the meeting at 5:37 p.m., Voice approved.

Respectfully submitted,

Stephen Kergo
Executive Director