

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

**Wednesday August 17, 2022 AT 5:00 PM
393 FERRY STREET, EVERETT, MASSACHUSETTS**

- I. Roll Call:** The Chairman asked the Secretary to call the Roll:
- Present:** Dominic Puleo, Philip Colameta, John Barrett, Robert Norton
- Absent:** None
- Others:** Stephen Kergo, Executive Director Roberta Correale, Assistant Director, Francis J. LaRovere III Legal Counsel and Chris Giarratana Maintenance Director, Nicole Dipierro Public Housing Supervisor
- II. Minutes:** Motion made by Mr. Barrett and seconded by Mr. Norton to accept the minutes of the regular meeting Wednesday June 26, 2022. Voice approved.
- III. Director's Report:**
- Mr. Colameta asked the Executive Director questions regarding the new van purchase; such as whether it came with Lettering or if we sent it out after receipt.
- Motion made by Mr. Colameta and seconded by Mr. Norton to accept the Executive Director's Report, Voice Approved.
- IV. Old Business:**
- None
- V. New Business:**
- A. Resolution 2022-21:** To approve and authorize the Executive Director to execute a Contract for Construction Services for the Glendale Towers 667/2 Generator Replacement Project FISH No. 093090 to the lowest responsive bidder, Brite Lite Electrical Co. Inc., Weymouth, MA. for a total cost of Three Hundred, Seventy-Nine Thousand, Four Hundred Sixty-Five Dollars and zero cents (\$379,465); 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 accept **Resolution 2022-21:** To approve and authorize the Executive Director to execute a Contract for Construction Services for the Glendale Towers 667/2 Generator Replacement Project FISH No. 093090 to the lowest responsive bidder, Brite Lite Electrical Co. Inc., Weymouth, MA. for a total cost of Three Hundred, Seventy-Nine Thousand, Four Hundred Sixty-Five Dollars and zero cents (\$379,465); 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. Puleo, Yes -Mr. Norton Yes
- 4 years, 0 nays
- B. Resolution 2022-22:** To approve and authorize the Executive Director to execute a Contract for Construction Services for the Family Stove Project FISH No. 093085 to the lowest responsive bidder, Byors and Sons Mechanical LLC, Marblehead, MA for a total cost of One Hundred, Fifty-Five Thousand, Four Hundred Dollars and zero cents (\$155,400); subject to the review and approval of the Department of Housing and Community Development.

Motion made by Mr. Colameta and Seconded by Mr. Norton to accept **Resolution 2022-22**: To approve and authorize the Executive Director to execute a Contract for Construction Services for the Family Stove Project FISH No. 093085 to the lowest responsive bidder, Byors and Sons Mechanical LLC, Marblehead, MA for a total cost of One Hundred, Fifty-Five Thousand, Four Hundred Dollars and zero cents (\$155,400); 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. Puleo, Yes -Mr. Norton Yes

4 yeas, 0 nays

C. Resolution 2022-23: To approve and authorize the Executive Director to execute a Contract for Construction Services for the North Everett Basement Fire Doors contract to the lowest responsive bidder, Glass and Mirror, Inc. for the total amount of Seventy-Seven Thousand, Five Hundred, Twenty-Two Dollars and zero cents (\$77,522.00); subject to the review and approval of the Department of Housing and Community Development.

Motion made by Mr. Colameta and Seconded by Mr. Norton to accept **Resolution 2022-23**: To approve and authorize the Executive Director to execute a Contract for Construction Services for the North Everett Basement Fire Doors contract to the lowest responsive bidder, Glass and Mirror, Inc. for the total amount of Seventy-Seven Thousand, Five Hundred, Twenty-Two Dollars and zero cents (\$77,522.00); 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. Puleo, Yes -Mr. Norton Yes

4 yeas, 0 nays

D. Resolution 2022-24: To approve and authorize the Executive Director to execute a 10-year Rooftop Lease for the Glendale Towers to the highest responsive bidder Dish Wireless, LLC for a total amount of Two Thousand, Two Hundred and Fifty Dollars and zero cents (\$2,250) per month; subject to the review and approval of the Department of Housing and Community Development.

Motion made by Mr. Colameta and Seconded by Mr. Norton to amend Resolution 2022-24 to add the wording “with the standard lease not to be altered.” Voice Approved.

Motion made by Mr. Colameta and Seconded by Mr. Norton to accept **Resolution 2022-24** as amended. To approve and authorize the Executive Director to execute a 10-year Rooftop Lease for the Glendale Towers to the highest responsive bidder Dish Wireless, LLC for a total amount of Two Thousand, Two Hundred and Fifty Dollars and zero cents (\$2,250) per month and that the standard lease will not be altered; 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. Puleo, Yes -Mr. Norton Yes

4 yeas, 0 nays

- E. **Resolution 2022-25:** To accept the Executive Director's recommendation for the filling of the Administrative Assistant/ Tenant Coordinator position.

Motion made by Mr. Colameta and Seconded by Mr. Norton to accept **Resolution 2022-25:** To accept the Executive Director's recommendation of Jean Daniel for the filling of the Administrative Assistant/ Tenant Coordinator position.

-Mr. Colameta, Yes -Mr. Barrett, Yes
-Mr. Puleo, Yes -Mr. Norton Yes

4 yeas, 0 nays

- F. **Resolution 2022-26:** To approve and authorize the Executive Director to execute a Service Contract for the Glendale Towers Elevator Service Bid to the lowest responsive bidder.

Motion made by Mr. Colameta and Seconded by Mr. Norton to accept **Resolution 2022-26:** To approve and authorize the Executive Director to execute a Service Contract for the Glendale Towers Elevator Service Bid to the lowest responsive bidder 3Phase Elevator for a total amount of Twenty-Two Thousand, Six Hundred Eighty Dollars and Zero Cents (\$22,680.00).

The Chairman asked the Secretary to call the roll:

-Mr. Colameta, Yes -Mr. Barrett, Yes
-Mr. Puleo, Yes -Mr. Norton Yes

4 yeas, 0 nays

- G. **Discussion:** To discuss a possible pet policy within our family developments.

The Executive Director explained the status of the staff's investigation of a possible Pet Policy for the family developments. Mr. Barrett asked about the current policy. It was explained that pets are not allowed in the family developments. Attorney LaRovere made comments about past cases EHA on unauthorized pets. The Chair requested the discussion be carried on the agenda as Old Business.

- H. **Discussion:** To discuss the Air Conditioning concerns at Glendale Towers.

Chairman Puleo discussed the current air condition policy and the setup of where in a unit the a/c is installed at Glendale Towers. Further that an estimated 80% of residents have a/c in their apartments. The first step should be what BTU is the proper size for units and whether we can allow larger a/c units. Discussion on attempting to exclude Rooftop funds from our Operating Funds in the hope that these funds along with other funds could help address this issue. Mr. Kergo mentioned that State Representative McGonagle and State Senator DiDomenico offered their support to resolve this issue; both stated they would seek out State funding once a solution is determined. A representative from DHCD visited the site and agreed there is no easy fix to this issue. It was further discussed that residents have not complained to the EHA regarding the lack of air conditioning. Mr. Kergo made comments concerning the fact that some people are accusing staff of bullying and intimidating residents not to complain or sign a petition. He noted that the staff members who deal directly to resident who call are professional and kind to those who call our office.

VI. **Discussion:**

Mr. Colameta inquired about the planned maintenance facility.

Next meeting scheduled for **Wednesday September 21, 2022** at **5:00pm.**

Adjournment: Motion made by Mr. Colameta and Seconded by Mr. Barret to adjourn the meeting at 5:45pm. Voice Approved.

Respectfully Submitted,

Stephen Kergo
Executive Director