

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

**Wednesday August 30, 2023 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, Robert Norton and John Barrett

Absent: None

Others: Executive Director Stephen Kergo, Legal Counsel Francis J. LaRovere III, Assistant Director Roberta Correale, Maintenance Director Chris Giarratana, Public Housing Supervisor Nicole Dipierro and Attorney Martin Rooney.

II. Minutes: Motion made by Mr. Barrett and seconded by Mr. Colameta to accept the minutes of the regular meeting of June 21, 2023. **Voice approved.**

III. Director's Report:

The Executive Director explained that there was a power outage at Glendale Towers due to an issue in a manhole on Ferry Street. He explained that during the outage the generator failed. Maintenance procured a temporary generator. Also, that once the power was restored there was an issue with full power coming back on. Most likely caused by the Generator. This was resolved by All Tech Electricians in Malden as our electrician was away on vacation.

Mr. Kergo also stated that he had a conversation with Mayor DeMaria concerning the possibility of procuring an engineer to determine a resolution to the lack of A/C at the Glendale Towers. The Mayor had stated he would attempt to obtain City and State funding if a resolution was determined.

Mr. Colameta asked how the Maintenance Garage project status would affect the subsidy loss.

Motion made by Mr. Barrett and seconded by Mr. Norton to accept the Executive Director's Reporting. **Voice approved.**

IV. Old Business:

Resolution 2023-29: To approve and authorize Change Order No. 1 for the Family Stove Replacement Project FISH No. 093085 with Byors and Sons Mechanical LLC; and subject to the review and approval of the Executive Office of Housing and Livable Communities.

Motion made by Mr. Colameta and seconded by Mr. Barrett to approve Resolution 2023-29: To approve and authorize Change Order No. 1 for the Family Stove Replacement Project FISH No. 093085 with Byors and Sons Mechanical LLC; and subject to the review and approval of the Executive Office of Housing and Livable Communities.

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

4yeas, 0 nays

V. New Business:

Discussion: Update from our Resident Service Coordinator for our family developments.

Ana-Maria provided the Board with a detail overview of the assistance she has provided to family residents as the Resident Service Coordinator. She also provided a breakdown of her outreach over the past three (3) months. The Board asked several questions regarding the outreach work.

Motion Made by Mr. Colameta and Seconded by Mr. Barrett to take Resolution 2023-31 out of order off the Calendar. **Voice Approved.**

Resolution 2023-31: To approve and authorize the Executive Director to execute the Certificate of Substantial Completion with Aegean Builders for the Cherry St (200/3) Screen Door Replacement Project FISH No. 093087; subject to the review and approval of the Executive Office of Housing and Livable Communities.

Motion made by Mr. Colameta and Seconded by Mr. Norton to approve Resolution 2023-31: To approve and authorize the Executive Director to execute the Certificate of Substantial Completion with Aegean Builders for the Cherry St (200/3) Screen Door Replacement Project FISH No. 093087; subject to the review and approval of the Executive Office of Housing and Livable Communities.

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

4yeas, 0 nays

Resolution 2023-32: To approve and authorize the Executive Director's recommendation for the filling of the full-time Maintenance Mechanic Grade II/Plumber position with Greg Vendetti.

Motion Made by Mr. Colameta and Seconded by Mr. Barrett to Table and Refer Back to Sponsor **Resolution 2023-32:** To approve and authorize the Executive Director's recommendation for the filling of the full-time Maintenance Mechanic Grade II/Plumber position with Greg Vendetti. **Voice Approved.**

VI. Discussion: To discuss in Executive Session, a settlement agreement on a discrimination claim currently at HUD.

Chairman states intent to enter into Executive Session. He declares the purpose of the Executive Session is to discuss strategy concerning ongoing litigation because to do so in open session may be detrimental to the position of the authority. Board will adjourn after the session is over, no votes will be made during the Executive Session. Roll Called to enter into Executive Session:

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

4yeas, 0 nays

Next meeting scheduled for **Wednesday September 27, 2023 at 5:00pm.**

Adjournment: Motion made by Mr. Colameta and Seconded by Mr. Barrett to adjourn the meeting at 6pm. **Voice Approved.**

Respectfully Submitted,

Stephen Kergo

Stephen Kergo
Executive Director