

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

**Tuesday February 27, 2024, AT 5:00 PM  
393 FERRY STREET, EVERETT, MASSACHUSETTS**

- I. Roll Call:** The Chairman asked the Secretary to call the Roll:
- Present:** Dominic Puleo, John Barrett, Damain Allen, and Philip Colameta
- Absent:** Mr. Norton
- Others:** Executive Director Stephen Kergo, Legal Counsel Francis J. LaRovere III, Roberta Correale, Assistant Director, Nicole Dipierro, Public Housing Supervisor and Chris Giarratana, Director of Maintenance
- II. Minutes:** Motion made by Mr. Barrett and seconded by Mr. Colameta to accept the minutes of the Regular Meeting of January 23, 2024. **Voice approved.**

**III. Director's Report:**

Mr. Kergo raised the question to the Board about how much they thought would be a reasonable amount to spend on a Engineering study of the A/C issue at Glendale Towers. Specifically, that he sought a price for a study in the estimate for the study was \$80,000. A discussion followed with the members asking questions concerning the "house doctors" at EOHLC. The Director informed the members that he has sought another estimate to compare to the first and that he would also ask Nangle engineering his thoughts on the cost even though he would not be able to do the study. A discussion on the need to upgrade the electrical system to meet the need of a possible new HVAC system was also discussed. Further discussion on Mr. Kergo's conversations with members of the City Council. The Board determined it would best to see what the other estimates for the cost of a study come in at and to continue to have the discussion on the monthly agenda. **Voice approved.**

**IV. Old Business: None**

**V. New Business:**

- A. Resolution No. 2024-04:** To approve and authorize the Executive Director's recommendation for the filling of the full-time Housing Clerk position.

Motion made by Mr. Colameta and seconded by Mr. Allen to approve **Resolution No. 2024-04:** To approve and authorize the Executive Director's recommendation for the filling of the full-time Housing Clerk position with Lauricia Cromwell.

**Mr. Barrett, Yes -Mr. Puleo, Yes -Mr. Colameta, Yes -Mr. Allen, Yes**

**4 years, 0 nays**

- B. Resolution No. 2024-05:** To approve and authorize the Executive Director to enter into a service agreement to the lowest responsible bidder to the Plumbing Bid, PJ Kennedy & Sons, Inc. Boston, MA not to exceed a total expense of Forty-nine Thousand, Nine Hundred Ninety-Nine Dollars (\$49,999).

Motion made by Mr. Barrett and seconded by Mr. Allen to approve **Resolution No. 2024-05:** To approve and authorize the Executive Director to enter into a service agreement to the lowest responsible bidder to the Plumbing Bid, PJ Kennedy & Sons, Inc. Boston, MA not to exceed a total expense of Forty-nine Thousand, Nine Hundred Ninety-Nine Dollars (\$49,999).

**Mr. Barrett, Yes -Mr. Puleo, Yes -Mr. Colameta, Yes -Mr. Allen, Yes**

**4 years, 0 nays**

C. **Resolution No. 2024-06:** To approve and authorize the Executive Director to execute a construction contract agreement with the lowest bidder for the Glendale Towers (667-2) Gate Valve Replacement Project No. 093075; 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 No. 2024-06:** To approve and authorize the Executive Director to execute a construction contract agreement with the lowest bidder for the Glendale Towers (667-2) Gate Valve Replacement Project No. 093075 Araujo Bro Plumbing and Heating Inc. for a total amount of One Hundred Twenty-Seven Thousand Eight Hundred Dollars (\$127,800); and subject to the review and approval of the Executive Office of Housing and Livable Communities.

**Mr. Barrett, Yes -Mr. Puleo, Yes -Mr. Colameta, Yes -Mr. Allen, Yes**

**4 yeas, 0 nays**

Next meeting scheduled for **March 19, 2024,** at **5:00pm.**

**Adjournment:** Motion made by Mr. Colameta and Seconded by Mr. Barrett to adjourn the meeting at 5:30 pm. **Voice Approved.**

Respectfully Submitted,

*Stephen Kergo*

Stephen Kergo  
Executive Director