

<p style="text-align: center;">THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE EVERETT HOUSING AUTHORITY</p>

**February 25, 2025, AT 5:00 PM
393 FERRY STREET, EVERETT, MASSACHUSETTS**

I. Roll Call: Chairman asked the Secretary to call the Roll:

Present: Dominic Puleo, Damain Allen, John Barrett and Philip Colameta

Absent: None

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

II. Minutes: Motion made by Mr. Barrett and seconded by Mr. Colameta to accept the minutes of the Regular Meeting of January 28, 2025. **Voice approved.**

III. Director's Report:

The Executive Director gave an update on the Glendale Towers Fire Alarm Panel project. He noted that the project had been out to bid but the designer pulled it back because of a wording issue concerning fire department coverage. He also updated the Board on a new MCAD claim filed by a resident. He stated that our Attorney Francis LaRovere would be working on creating and submitting the EHA Position Statement in a timely manner. Further stated that Maintenance was informed that the compactor at the Glendale Towers is coming to the end of its useful life, and that the EHA will be moving to bid out that work along with the Lobby A/C. A brief discussion followed.

Finally, the Executive Director spoke about two (2) vacant part-time positions at the administrative offices. It was thought that merging the two positions should be investigated to create one full-time position.

Motion made by Mr. Barrett and seconded by Mr. Allen to accept the Director's Report. Voice approved.

IV. Old Business: None

V. New Business:

- A. **Resolution 2025-02:** To approve and authorize the Executive Director to execute a Contract for Construction Services for the 667/1A Ceiling and Roof Replacement Project FISH No. 093097 to the lowest responsive bidder, Homer Contracting Arlington, MA. for a total cost of Three Million, Six Hundred Ninety-Seven Thousand Dollars and Zero Cents (\$3,697,000.00); 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 2025-02:** To approve and authorize the Executive Director to execute a Contract for Construction Services for the 667/1A Ceiling and Roof Replacement Project FISH No. 093097 to the lowest responsive bidder, Homer Contracting Arlington, MA. for a total cost of Three Million, Six Hundred Ninety-Seven Thousand Dollars and Zero Cents (\$3,697,000.00); 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

- B. **Resolution 2025-03**: To approve the recommendation of the Executive Director for the filling of the grant funded Resident Service Coordinator position

Motion made by Mr. Colameta and seconded by Mr. Allen to approve **Resolution 2025-03**: To approve the recommendation of the Executive Director for the filling of the grant funded Resident Service Coordinator position with Glenda Pleytez.

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

4 yeas, 0 nays

- C. **Resolution 2025-04**: To approve the recommendation of the Executive Director for the filling of the full-time Housing Clerk position.

Motion made by Mr. Allen and seconded by Mr. Colameta to approve **Resolution 2025-04**: To approve the recommendation of the Executive Director for the filling of the full-time Housing Clerk position with Alyssa Bessler.

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

4 yeas, 0 nays

- D. **Resolution 2025-05**: To approve and authorize the Executive Director to sign Contract for Financial Assistance (CFA) 5010 Amendment (0) in the total amount of One Million Two Hundred Ninety-Four Thousand, Nine Hundred Fifty-Five Dollars and Zero cents (\$1,294,955.00); and subject to the review and approval of the Executive Office of Housing and Livable Communities.

Motion made by Mr. Barrett and seconded by Mr. Allen to approve **Resolution 2025-05**: To approve and authorize the Executive Director to sign Contract for Financial Assistance (CFA) 5010 Amendment (0) in the total amount of One Million Two Hundred Ninety-Four Thousand, Nine Hundred Fifty-Five Dollars and Zero cents (\$1,294,955.00); and subject to the review and approval of the Executive Office of Housing and Livable Communities.

Mr. Barrett, Yes -Mr. Puleo, Yes -Mr. Colameta, No -Mr. Allen, Yes

3 yeas, 1 nays

- E. **Resolution 2025-06**: To approve and authorize the renewal of the Self Sufficiency Program (SSP) for three (3) years with additional two (2) One-year extensions.

Motion made by Mr. Allen and seconded by Mr. Colameta to approve **Resolution 2025-06**: To approve and authorize the renewal of the Self Sufficiency Program (SSP) for three (3) years with additional two (2) One-year extensions.

Mr. Barrett, Yes -Mr. Puleo, Yes -Mr. Colameta, No -Mr. Allen, Yes

4 yeas, 0 nays

Next meeting **March 25 , 2025, at 5:00 pm.**

Adjournment. Motion made by Mr. Colameta and seconded by Mr. Barrett to adjourn the meeting at 5:45 pm. **Voice Approved.**

Respectfully Submitted,

Stephen Kergo

Stephen Kergo

