

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

**October 28, 2025, AT 5:00 PM
393 FERRY STREET, EVERETT, MASSACHUSETTS**

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

Present: Dominic Puleo, Philip Colameta, and Damain Allen

Absent: John Barrett

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

II. Minutes: Motion made by Mr. Colameta and seconded by Mr. Allen to accept the minutes of the Regular Meeting of September 24, 2025. **Voice approved.**

III. Director's Report:

Mr Kergo reminded the Board that James Griffin, Fee Accountant will attend the next meeting to discuss the FYE 25 and the proposed budget for FY26

Motion made by Mr. Colameta and seconded by Mr. Allen to accept the Executive Director's Report. **Voice Approved.**

IV. Old Business: None

V. New Business:

A. Resolution 2025-63: To approve and authorize the Chairman and the Executive Director to sign the *Board Approval Regarding Wage Match*.

Motion made by Mr. Allen and seconded by Mr. Colameta to approve **Resolution 2025-63:** To approve and authorize the Chairman and the Executive Director to sign the *Board Approval Regarding Wage Match*.

**Mr. Puleo -Yes, Mr. Colameta -Yes, Mr. Allen -Yes,
3 yeas, 0 nays**

B. Resolution 2025-64: To approve and authorize the Executive Director to enter into a Design Consultant Contract for the 200-2 Walkway Replacement Project FISH #093103 with Allen and Major Associates for a total amount of Twenty-Eight Thousand, One Hundred Dollars and Zero Cents (\$28,100.00); subject to the review and approval of the Executive Office of Housing and Livable Communities.

Motion made by Mr. Colameta and seconded by Mr. Allen to approve **Resolution 2025-64:** To approve and authorize the Executive Director to enter into a Design Consultant Contract for the 200-2 Walkway Replacement Project FISH #093103 with Allen and Major Associates for a total amount of Twenty-Eight Thousand, One Hundred Dollars and Zero Cents (\$28,100.00); subject to the review and approval of the Executive Office of Housing and Livable Communities.

**Mr. Puleo -Yes, Mr. Colameta -Yes, Mr. Allen -Yes
3 yeas, 0 nays**

C. Resolution 2025-65: To approve and authorize the Executive Director to execute a Contract for Audit Services to the lowest responsive bidder, CBIZ CPA's PC for FY25, 26 & 27 for the amount of Ninety Thousand, Dollars and Zero Cents (\$90,000.).

Motion made by Mr. Colameta and seconded by Mr. Allen to approve **Resolution 2025-65:** To approve and authorize the Executive Director to execute a Contract for Audit Services to

the lowest responsive bidder, CBIZ CPA’s PC for FY25, 26 & 27 for the amount of Ninety Thousand, Dollars and Zero Cents (\$90,000.).

Mr. Puleo -Yes, Mr. Colameta -Yes, Mr. Allen -Yes
3 yeas, 0 nays

D. Resolution 2025-66: To approve and adopt the Section 8 Payment Standards effective January 1, 2026 based on FY2026 HUD published Fair Market Rents effective 10/1/2025 (FMRs), for the Boston-Cambridge-Quincy, MA-NH HUD Metro Area for Everett and Metropolitan Statistical Areas (MSAs) outside of Everett, where Everett Voucher holders have leased apartments at 100% for studio,1, 2, 3, and 4 Bedroom units.

Bedroom	FMR 10/2025	% of FMR	PS 1/1/2026
0BR	2359	100%	2359
1BR	2476	100%	2476
2BR	2941	100%	2941
3BR	3526	100%	3526
4BR	3894	100%	3894

Motion made by Mr. Allen and seconded by Mr. Colameta to approve **Resolution 2025-66:** To approve and adopt the Section 8 Payment Standards effective January 1, 2026 based on FY2026 HUD published Fair Market Rents effective 10/1/2025 (FMRs), for the Boston-Cambridge-Quincy, MA-NH HUD Metro Area for Everett and Metropolitan Statistical Areas (MSAs) outside of Everett, where Everett Voucher holders have leased apartments at 100% for studio,1, 2, 3, and 4 Bedroom units.

Mr. Puleo -Yes, Mr. Colameta -Yes, Mr. Allen -Yes
3 yeas, 0 nays

Next meeting **November 18, 2025,** at **5:00 pm.**

Adjournment. Motion made by Mr. Allen and seconded by Mr. Colameta to adjourn the meeting at 5:25pm. **Voice Approved.**

Respectfully Submitted,
Stephen Kergo
Stephen Kergo
Executive Director