



## EVERETT HOUSING AUTHORITY

393 FERRY STREET, EVERETT, MASSACHUSETTS 02149  
PHONE (617) 387-6389 FAX (617) 389-4936

Board of Commissioners

Dominic Puleo  
Chairperson

Damain Allen  
John Barrett  
Philip Colameta

Stephen Kergo  
Executive Director

### NOTICE OF THE REGULAR MEETING

*Notice is hereby given by General Laws, Chapter 39, Section 23A, B and C, that a Regular Meeting of the Everett Housing Authority will be held at 5:00 PM on Wednesday June 25, 2025, at the offices of the Authority, 393 Ferry Street, in the City of Everett, Massachusetts. The chairman reasonably anticipates the following items will be discussed:*

I. Roll Call:

II. Minutes: To accept the minutes of the Regular Meeting of May 31, 2025

III. Executive Director's Report: To accept the Executive Director's Report.

IV. Old Business:

A. Resolution 2025-29: To approve and authorize the Executive Director's recommendation for the filling of the Plumber position.

B. Resolution 2025-30: To approve and authorize the Executive Director's recommendation for the filling of the Leased Housing Clerk/ Executive Assistant position.

V. New Business:

A. Resolution 2025-33: Conduct the Section 8 Annual Plan Public Hearing for 2026.

B. Resolution 2025-34: To accept and authorize the Chairman and Executive Director to sign the Civil Rights Certification for the HCV program for Fiscal Year 2026.

C. Resolution 2025-35: Conduct the State Annual Plan Public Hearing for the Fiscal Year 2026.

D. Resolution 2024-36: To accept the State Annual Plan and Capital Improvement Plan (CIP) for Fiscal Year 2026.

E. Resolution 2025-37: To approve and authorize the Executive Director to enter into a service agreement to the lowest responsible bidder to the Plumbing Services Bid, not to exceed a total expense of Forty-nine Thousand, Nine Hundred Ninety-Nine Dollars (\$49,999).

Posted in accordance with the  
provisions of Mass. General Laws  
Chapter 30A- Sections 18-25

on June 23, 2025 at 11:20 a.m.  
Attest:

  
Sergio Cornello City Clerk



Equal Housing Opportunity

EVERETT CITY CLERK'S OFFICE  
REC'D 2025 JUN 23 PM 1:12



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- F. **Resolution 2025-38:** To approve and authorize the Executive Director to execute a Contract for Construction Services for the Concrete Stair Replacement Project FISH No. 093098 to the lowest responsive bidder, MJS Construction, Inc., for a total cost of Three Hundred Forty-Nine Thousand, Nine Hundred Eighty-Five Dollars and Zero cents (\$349,985.00); subject to the review and approval of the Executive Office of Housing and Livable Communities.
- G. **Resolution 2025-39:** To approve and authorize the writing-off of Ch. 667-C Tenant Accounts Receivables, effective June 15, 2025, in the total amount of Three Thousand, One Hundred Forty-One Dollars and Zero Cent (\$3,141.00).
- H. **Resolution 2025-40:** To approve and authorize the writing-off of Ch. 200-C Tenant Accounts Receivables, effective as of June 15, 2025, in the total amount of Thirty-Three Thousand, Three Hundred Ten Dollars and Forty-Five Cents (\$33,310.45).
- I. **Resolution 2025-41:** To approve and authorize the Executive Director to enter into a Design Contract with Reverse Architecture for Roof Replacement at Russell St. Phase 1 FISH No. 093101 for a total cost of Fifty-Three Thousand, Five Hundred Dollars and Zero Cents (\$53,500.00); subject to the review and approval of the Executive Office of Housing and Livable Communities.
- J. **Resolution 2025-42:** To approve and authorize the Executive Director's recommendation for the filling of the Maintenance Aide position

*To consider any other business the Board of Commissioners might introduce.*

Adjournment.

EVERETT CITY CLERK'S OFFICE  
REC'D 2025 JUN 23 PM 1:12

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provisions of Mass. General Laws  
Chapter 30A- Sections 18-25

on June 23, 2025 at 1:12 p.m.  
Attest: [Signature]  
Sergio Cornelio City Clerk

Everett Housing Authority

By: [Signature]  
Secretary & Executive Director

6/23/2025

Date



Equal Housing Opportunity

## Notice of Public Hearing

### THE EVERETT HOUSING AUTHORITY invites all tenants and the general public to a review of the Authority's Proposed Annual Plan for Fiscal Year 2026

The Annual Plan is intended to provide insight into the Authority's operations and plans for the coming fiscal year as they affect the Authority's state-aided public housing. The Proposed Annual Plan is comprised of the following elements:


1. Proposed Capital Improvement Plan (5-year)
2. Proposed Maintenance and Repair Plan
3. Current Operating Budget
4. Responses to the Performance Management Review (PMR) findings
5. List of housing authority policies
6. List of waivers from governing regulations of the Executive Office of Housing and Livable Communities (EOHLC)
7. Other elements



Hearing time and date: 5:00 PM on 6/25/2025

Hearing location: Office Conference Room  
393 Ferry Street  
Everett, MA 02149

Posted in accordance with the  
provisions of Mass. General Laws  
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on June 23, 2025 at 1:12 pm  
Attest:   
Sergio Cornelio City Clerk

Residents and the general public are invited to review the Annual Plan before the hearing and may submit public comments as noted below. The Authority shall consider the concerns of any Local Tenants' Organization (LTO) or Resident Advisory Board (RAB) regarding needs and priorities and incorporate some or all of such needs and priorities in the draft plan if deemed by the Authority to be consistent with sound management. Substantive comments will be summarized and included in the Annual Plan when it is submitted to the Executive Office of Housing and Livable Communities (EOHLC). o Copies of the Annual Plan are available at the Authority's office or may be reviewed online at <https://publichousingfacilityreview.mass.gov/Public?ap=11>

o Comments may be submitted orally at the hearing, by emailing the housing authority office, or by submitting written comments at the housing authority office. Comments must be received no later than the close of the public hearing. o For reasonable accommodation requests contact the housing authority office by

6/10/2025 at 12:00 PM o Contact information for

EVERETT HOUSING AUTHORITY:

Office: 393 Ferry Street Everett, MA 02149

Phone: 617-387-6389

Email: skergo.eha@comcast.net

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