

**Arlington Housing Authority  
Regular**

**Minutes**

**September 21, 2022, at 7:00 PM**

**Call to Order**

The meeting was called to order at 7:04 P.M. by Mr. Connor, at the Robert Hauser Building's Daly Double Community Room.

**Roll Call**

Present: Brian Connor, Nicholas Mitropoulos  
Gaar Talanian, Jo Anne Preston and  
Fiorella Badilla

Also Present: John Nagle, Executive Director,  
John Greco, Attorney

**Notice to Town Clerk**

Notice of this meeting was delivered electronically September 19, 2022 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

**6:33 to 11:30**

**Executive Director's Report**

Mr. Nagle brought the Board up to date on the ongoing projects we have going on.

**11:40 to 14:25**

**Approval of Family Self-Sufficiency (FSS) Action Plan**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor for Approval of Family Self-Sufficiency (FSS) Action Plan.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

**14:30 to 18:06**

**Approval of Housing Choice Voucher (HCV) Payment Standards**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted to Approve the Housing Choice Voucher (HCV) Payment Standards.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

**18:09 – 23.00**

**Approval of Memorandum of Understanding with the SHINE Program through Minuteman**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Memorandum of Understanding with the Shine Program through Minuteman.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

**23:08 – 24.15**

**Approval of Request for Proposal for the Purchase of a Condo**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Request for Proposal for the purchase of a condo.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

24:19 – 27:40

**Approval of Notice to Proceed for Action for Boston Development, Inc (ABCD) to Replace Windows and Install Air Source Heat Pumps at Chestnut Manor**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Notice to Proceed for Action for Boston Development, Inc. (ABCD) to Replace Windows and Install Air Source Heat Pumps at Chestnut Manor.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

27:46 – 28:16

**Approval of Notice to Proceed for Action for Boston Development, Inc. (ABCD) to Install Air Source Heat Pumps at Winslow Towers**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Notice to Proceed for Action for Boston Development, Inc. (ABCD) to Install Air Source Heat Pumps at Winslow Towers.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

28:20 – 31:24

**Approval of Notice to Proceed for Action, Inc. to Install Equipment and Sealants to Improve Water and Energy Efficiency at Menotomy Manor, Drake Village Cottages, Hauser Building, Cusack Terrace, Chestnut Manor, and the Donnelly House**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Notice to Proceed for Action, Inc. to Install Equipment and

Sealants to Improve Water and Energy Efficiency at Menotomy Manor, Drake Village Cottages, Hauser Building, Cusack Terrace, Chestnut Manor and the Donnelly House

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

**31:25 – 32:18**

**Approval of Certificate of Final Completion, Roof Replacement Project, Cusack Terrace 667-5, DHCD Fish #010098**

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Certificate of Final Completion, Roof Replacement Project, Cusack Terrace 667-5, DHCD Fish #010098.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

**32:23 – 33:20**

**Approval of Submission of Community Preservation Act Preliminary Application for Menotomy Manor Window Replacement Project**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Submission of Community Preservation Act Preliminary Application for Menotomy Manor Window Replacement Project.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

33:21 – 35:52

**Approval of Submission of Community Preservation Act Preliminary Application for Hauser Building Roof Replacement Project**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Submission of Community Preservation Act Preliminary Application for Hauser Building Roof Replacement Project.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

35:55 – 36:26

**Acceptance of CBDG Funding for the Hauser Building Roof Replacement Project in the Amount of \$250,000.00**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to the CBDG Funding for the Hauser Building Roof Replacement Project in the amount of \$250,000.00.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

36:27 – 40:05

**Consideration of First Amendment to Antenna Lease Agreement with AT&T for Winslow Towers**

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Consider the First Amendment to Antenna Lease Agreement with AT&T for Winslow Towers.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

**40:06 – 40:10**

**Consideration of Executive Session if Appropriate**

This was not necessary.

**40:15 – 40:40**

**Approval of Regular Meeting Minutes of 7/21/22**

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Regular Meeting Minutes of 7/21/22.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

**40:41 – 53:53**

**Public Participation**

**a. Local tenants Organizations – Presidents Report on Tenant Activities**

Doreen Curley from Winslow Towers said that they are planning a Hawaiian night and a Halloween party. They are also planning a Christmas bizarre for the tenants and their families only.

Jennifer Hernandez from Menotomy Manor said a pet food pantry has been set up through the efforts of MMTA Member, Lisa Hersey, and others. She recognized Fiorella Badilla for her efforts in helping an abused cat. She indicated that she is working with Mardia to compile services and offerings to ensure residents are informed about what's available. Indicated that the MMTA would be holding their meeting and would provide

an in person and virtual option. She also indicated that they are planning another movie night and other events for children.

Fred Gerard from Drake Village indicated that he would like the Drake Village Tenants Association to be recognized by the Board of Commissioners. He also asked that the carpets/stairs at the Cottages be updated. Additionally, he asked for several items that would support entertainment and activities at Drake Village.

**54:01 – 106:10**

**b. General Public**

Joe Cipriano, Arthur Luongo and Vicki Berberian from Drake Village would like the number 37 put on the building to help those picking residents up or dropping off packages find the correct building and entrance.

Graciela Correa from Drake Village also asked that the Drake Village T.A. be recognized at the next Board Meeting.

Vicki Berberian from Drake Village asked that the rear entrance to the Hauser Building/Community Room be made Handicapped Accessible. She also asked for a new BINGO machine.

**106.11 – 106:39**

**Adjourn**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to adjourn the meeting.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	