

**Arlington Housing Authority
Regular**

Minutes

November 16, 2022, at 7:00 PM

Call to Order

The meeting was called to order at 7:10 P.M. by Mr. Connor, at the Chestnut Manor Community Room.

Roll Call

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

Absent: Fiorella Badilla

Also Present: John Nagle, Executive Director,
John Greco, Attorney and Rich Conlon

Notice to Town Clerk

Notice of this meeting was delivered electronically November 14, 2022 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

3:14

Executive Director's Report

Mr. Nagle brought the Board up to date on the ongoing projects we have going on and the projects that will be starting soon.

12:51

Approval of Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Certification of Compliance with Notification Procedures for Federal and State Lead Paint Laws.

Yes

No

Brian Connor	X
Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X

13:45

Certification of Top 5 Compensation Form

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted to Approve the Certification of the Top 5 Compensation Form.

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

14:22

Certification of Year-End Financial Statements and Tenants Accounts Receivable Data

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Certification of Year-End Financial Statements and Tenants Accounts Receivable.

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

23:00

Approval of Recommended Equity Transfer of \$100,000 from Tenant Services to Affordable Housing

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Recommended Equity Transfer of \$100,000.00 from Tenant Services to Affordable Housing.

	<u>Yes</u>	<u>No</u>

Brian Connor	X
Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X

23:25

Approval of Donation to Holiday Help Program

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Donation to Holiday Help Program.

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

24:29

Approval of Collection Agreement with Assurant Recovery Solutions

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was voted in favor to Approve the Amended Collection Agreement with Assurant Recovery Solutions.

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

33:00

Approval of Updated Lease with Eliot, Inc. & DDS for the Donnelly House, 689-1

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was voted in favor to Approve the Updated Lease with Eliot, Inc. & DDS for the Donnelly House, 689-1.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	

Jo Anne Preston X

38:40

Approval of Maintenance Services Agreement with the Winchester Housing Authority

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Maintenance Services Agreement with the Winchester Housing Authority.

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

42:14

Approval of Application for Sustainability Award for Menotomy Manor Window Replacement Project, Project Fish #010116.

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

44:12

Acceptance of DHCD ARPA Targeted Award Funding in the amount of \$748,432.00

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Accept the DHCD ARPA Targeted Award Funding in the amount of \$748,432.00.

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

45:40

Acceptance of DHCD ARPA Formula Funding in the amount of \$906,131.00

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously in favor to Accept the DHCD ARPA Formula Funding in the amount of \$906,131.00.

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

48:00

Discussion: Arlington Housing Authority 75th Anniversary

Mr. Nagle said that we are going to put something together for the 7th anniversary. We will put a committee together.

Mr. Connor said for everyone to put on their thinking caps and come up with ideas for the celebration.

50:00

Approval of Special Meeting Minutes of 9/27/22

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Special Meeting Minutes of 9/27/22.

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

51:10

Approval of Regular Meeting Minutes of 10/19/22

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Regular Meeting Minutes of 10/19/22.

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

51:50

Public Participation

a. Local Tenant Organizations – Presidents Report on Tenant Activities

Ms. Jennifer Hernandez, President of the Menotomy Manor Tenants Association, indicated that they purchased Happy Birthday signs to help celebrate children’s birthdays at Menotomy Manor. They are planning and preparing with AHA staff for the resident holiday event. They will be providing a copy of a Memorandum of Understanding between the AHA and MMTA for AHA review. They have created social media accounts/groups to engage with residents. They had questions about the requirement for a Board approved official agreement between the AHA and the Girl Scouts/Brownies for use of the Life and Skills Center.

Mr. Connor said that there are concerns related to liability.

Ms. Doreen Curley, President of the Winslow Towers Tenants Association, said they are having their holiday bazaar. Also they are having a Christmas dinner on December 21, 2022, and stated that the string quartet from Arlington High School is coming.

b. General Public

Ms. Pam Hauser from Winslow Towers wants to know how much the Air Source Heat Pump’s (ASHP) will cost.

Mr. Nagle said it will not cost the AHA anything. It is fully funded through ABCD/LEAN program.

Other Winslow Towers resident had concerns related to ASHP project.

Ms. Doreen Curley said she had a meeting with Mr. Partridge, and she said that he answered all her questions.

Mr. Nagle said that he hopes to replace the middle windows in a capital project in the coming years.

Ms. Pam Hauser said that they wanted larger stoves.

Mr. Michael Crescitelli had concerns regarding his neighbor.

Mr. Connor requested that Mr. Crescitelli speak with him and the Executive Director after the meeting regarding his concerns.

Mr. Connor thanked AHA maintenance staff member, James Sullivan, Jr., for working the meeting.

1:20:35

Motion to Adjourn

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted to Adjourn the Regular Meeting.

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

Next meeting is December 21, 2022.