

**Arlington Housing Authority
Regular**

Minutes

August 16, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:09 by Mr. Connor.

Roll Call

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

Absent: Nicholas Mitropoulos

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

Notice to Town Clerk

Notice of this meeting was delivered electronically August 11, 2023 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

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.

Ms. Preston said that when the State Budgets will be passed, she wanted to know if we will get an increase.

Mr. Nagle said that we are waiting to see what the increases are.

Ms. Preston asked if there was more for the resident coordinator services.

Mr. Nagle said that additional funding will be made available to add Resident Service Coordinators to LHA's that do not have one and to ensure ones that have one are able to continue to have one.

Approval of Notice to Proceed for Action, Inc. to Complete Heating System Upgrade at Cusack Terrace

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously to Approve the Notice to Proceed for Action, Inc. to Complete Heating System Upgrade at Cusack Terrace.

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

Approval of Low Bidder and Award of Contract to Homer Contracting, Inc for Arlington Housing Authority Entry Door Improvement Project, Drake Village Cottages 667-1, EOHLC Project #010105 for Base Bid and All Alternates totaling \$403,000.00

- a. Base Bid in the amount of \$139,000.00
- b. Alternates 1 – 6 in the amount of \$264,000.00

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla, it was unanimously voted in favor to Approve the Low Bidder and Award of Contract to Homer Contracting, Inc for Arlington Housing Authority Entry Door Improvement Project, Drake Village Cottages 667-1, EOHLC Project #010105 for Base Bid and All Alternates totaling \$403,000.00.

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

Approval of Proposed Change Order (PCO) Request 0012 for the Arlington Housing Authority Window Replacement and Building Exterior renovation Project, Winslow Towers 667-3, EOHLC Project #010090 in the amount of \$352,427.60 and for Railing Repairs not to Exceed \$29,000.00

Upon a motion made by Ms. Preston and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Request 0012 for the Arlington Housing Authority Winslow Replacement and Building Exterior renovation Project, Winslow Towers 667-3, EOHLC Project#010090 in the amount of \$352,427.50 and for Railing Repairs not to Exceed \$29,000.00.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Gaar Talanian	X	
JoAnne Preston	X	
Fiorella Badilla	X	

Approval of Proposed Change Order (PCO) Request 0010 for the Arlington Housing Authority Creative Place Making Project, Drake Village Cottages 667-1 & Hauser Building 667-4, EOHLC Project #010103 in the amount of \$6,500.00

Ms. Preston said that they got a change order last meeting.

Mr. Nagle said that this change order is for the pathway. The Architect did not plan to replace the asphalt, but it is in the best interest of the AHA and residents to replace it.

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Request 0010 for the Arlington Housing Authority Creative Place Making Project, Drake Village Cottages 667-1 & Hauser Building 667-4, EOHLC Project #010103 in the amount of \$6,500.00.

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

Acceptance of HILAPP Award in the amount of \$2,000,000.00 for the Menotomy Manor Window Replacement & Deep Energy Retrofit, EOHLIC Project #010116.

Mr. Talanian asked if the cost is 2 million.

Mr. Nagle said that we have phased out this project.

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Accept HILAPP Award in the amount of \$2,000,000.00 for the Menotomy Manor Window Replacement & Deep Energy Retrofit, EOHLIC Project #010116.

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

Approval of Regular Meeting Minutes of 7/19/2023

Upon a motion made by Ms. Badilla and seconded by Ms. Preston, it was unanimously voted to Approve the amended Regular Meeting Minutes of 7/19/2023.

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

Public Participation

Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Tenant President at Winslow Towers said they had game night and there will be pizza party at the end of the month.

The September meeting will be nominations for officers for the LTO and the voting will be in October.

Mr. Connor said that Doreen is doing a great job.

General Public

NONE

The Arlington Housing Authority will be participating in Town Day.

Motion to Adjourn

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

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

Next meeting is September 20, 2023.