

**Arlington Housing Authority  
Regular**

**Minutes**

**January 18, 2024, at 7:00 PM**

**Call to Order**

The virtual meeting was called to order at 7:04 by Mr. Connor.

**Roll Call**

Present: Brian Connor, Gaar Talanian,  
Nicholas Mitropoulos, 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 January 12, 2024 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

**Executive Director's Report**

Mr. Nagle gave an update on the Capital Projects, Staff updates, RSC updates and various things that have or are taking place.

**EOHLC Mandatory Board Member Training for Housing Authorities**

Mr. Nagle said that Mr. Talanian and Mr. Mitropoulos had finished. Mr. Nagle said that he would assist the other Board Members get access, if needed.

**Arlington Catholic Bathroom Access and Storage at Cusack Terrace**

Mr. Nagle said that they utilize some of the bathrooms and use an area for storage. He indicated that he is working with Attorney Greco on the procurement process for this space.

Ms. Preston said that it seems they use the part of the field at 6:00 AM and it wakes the tenants up. She would like there to be consideration for signs that say no classes until 7:00 AM.

Mr. Connor said that Arlington Catholic owns the field. He reiterated that we are going through the procurement process.

**Approval of Update to Personnel Policy**

Mr. Nagle presented two changes to the Personnel Policy. He said the overtime for responding to lockouts after 11 PM will be two hours. The other change is related to sick time accrual.

Ms. Badilla asked about physical and mental health days.

Mr. Connor said that sick days can be used for sick or mental health days.

Ms. Preston said there should be additional days for mental health days.

Mr. Nagle said that we have three personal days.

Mr. Connor said to put this on the agenda for next month and for Mr. Nagle to prepare a summary of the benefits available to AHA employees.

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Update to the Personnel Policy.

	<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	

**Approval of Arlington Housing Authority Snow Removal Policy**

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve of the Arlington Housing Authority Snow Removal Policy as amended.

	<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	

**Approval of Write-Off Collection Loss 200-C for \$4,116.00**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Write-Off Collection Loss 200-C for \$4,116.00.

	<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	

**Approval of Write-Off Collection Loss 667-C for \$26,661.50**

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the Write-Off Collection Loss 667-C for \$26,661.50.

	<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	

**Approval to Provide Executive Director Authorization to Allocate Up to 10% of Construction Cost Towards Administrative Fee for the Following EOHLC Projects: 010130, 010132, 010133, 010134, 010135 and 010136**

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor for the Approval to Provide the Executive Director Authorization to Allocate up to 10% of Construction Cost Towards Administrative Fee for the Following EOHLC Projects: 010130, 010132, 010133, 010134, 010135 and 010136.

	<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	

**Approval of reverse Architecture’s Designer Services Contract in the amount of \$15,000.00 for the Donnelly House, 689-1, First Floor Bathroom Renovation, EOHLIC Project #010135**

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor Approve of Reverse Architecture’s Designer Services Contract in the amount of \$15,000.00 for the Donnelly House, 689-1, First Floor Bathroom Renovation, EOHLIC Project #010135.

	<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	

**Approval of GCG Associates, Inc. Designer Services Contract in the amount of \$30,660.00 for the Chestnut Manor, 667-2, Ejector Pump Relocation & Replacement Project EOHLIC Project #010136**

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve of GCG Associates, Inc. Designer Services Contract in the amount of \$30,660.00 for the Chestnut Manor, 667-2, Ejector Pump Relocation & Replacement Project EOHLIC Project #010136.

	<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	

**Approval of Regular Meeting Minutes of 12/20/2023**

Upon a motion made by Ms. Preston and seconded by Mr. Talanian it was unanimously voted to Approve the Regular Meeting Minutes of 12/20/2023.

	<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	Abstained

**Public Participation**

**Local Tenants Organizations – Presidents Reports on Tenant Activities**

Doreen Curley, President of Winslow Towers Tenants Association, said they had watercolor painting and Chinese paper cutting. She said that the participation was pretty good. She said they are going to have a Chinese New Year and a KFC night. She said that the election of a Vice President election is coming up.

Mr. Connor said to keep up the good work.

**General Public**

Pam Hauser talked about her concerns related to the bricks on Mass. Ave. She said that she had not received a response from the Town. She indicated that she will contact the Select Board about it.

Mr. Connor said they do hybrid meetings.

Ms. Preston said that Ms. Hauser should go to the Transportation Advisory Committee.

Ms. Hauser said that she would contact them.

Ms. Preston said that the Transportation Advisory Committee would be able to investigate it.

Mr. Connor thanked the Board Members for the donations.

**Motion to Adjourn**

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

Next meeting is February 21, 2024.