

**Arlington Housing Authority  
Regular Meeting**

**Minutes**

**November 20, 2019 at 7:00 PM**

**Call to Order**

The meeting was called to order at 7:00 P.M. by Mr. Connor, in the John F. Cusack Board Room, located at 4 Winslow Street, Arlington, MA.

**Roll Call**

Present: Brian Connor, Nicholas Mitropoulos,  
Gaar Talanian and Joseph Daly

Absent: Richard Murray

Also Present: John J. Griffin, Executive Director  
John Greco, Attorney  
Richard Conlon, Accountant

**Notice to Town Clerk**

Notice of this meeting was delivered electronically on January 9, 2019 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

**Appointments**

**Local Tenants Organizations**

Pamela Hauser, President of Winslow Towers wanted to know when the housing authority is going to give out the Annual Distribution checks so that they can have their Christmas parties. She also said that the tenants voted to get rid of the ping pong table and the bumper pool table.

**General Public**

Regina Lucarelli Davidson and Helen Perkins discussed a past issue regarding bedbugs and her tenancy.

**Approval of the Low bid for the Winslow Towers, 667-3, Building Envelope Repairs and Window Replacement Project DHCD Fish 010090 of \$1,579,000. and acceptance of alternates #1 in the amount of \$329,000. for a total of \$1,908,000 and award the contract to the Low Bidder, J.J. Cardosi in the amount of \$1,908,000.**

**VOTED:**

Upon a motion made by Mr. Daly and seconded by Mr. Talanian it was unanimously voted in favor for the Approval of the Low bid for the Winslow Towers, 667-3, Building Envelope Repairs and Window Replacement Project DHCD Fish 010090, of \$1,579,000. and acceptance of alternates #1 in the amount of \$329,000. for a total of \$1,908,000 and award the contract to the Low Bidder, J.J. Cardosi in the amount of \$1,908,000.

|                      | <u>Yes</u> | <u>No</u> |
|----------------------|------------|-----------|
| Nicholas Mitropoulos | X          |           |
| Gaar Talanian        | X          |           |
| Brian Connor         | X          |           |
| Joseph Daly          | X          |           |

**Approval of HCV Payment Standards**

**VOTED:**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the HCV Payment Standards.

|                      | <u>Yes</u> | <u>No</u> |
|----------------------|------------|-----------|
| Nicholas Mitropoulos | X          |           |
| Gaar Talanian        | X          |           |
| Brian Connor         | X          |           |
| Joseph Daly          | X          |           |

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

Mr. Griffin explained the Certification of Compliance with Notification for Federal and State Lead Paint Laws. The Board had to sign the Certificate.

**FYE Certification of Top 5 Compensation Form**

**VOTED:**

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

|                      | <b><u>Yes</u></b> | <b><u>No</u></b> |
|----------------------|-------------------|------------------|
| Nicholas Mitropoulos | X                 |                  |
| Gaar Talanian        | X                 |                  |
| Brian Connor         | X                 |                  |
| Joseph Daly          | X                 |                  |

**FYE Certification of Year End Financial Form and Tenants Accounts Receivable Data**

**VOTED:**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Daly it was unanimously voted in favor to Approve the Certification of Year End Financial Forms and Tenants Accounts Receivable Data.

|                      | <b><u>Yes</u></b> | <b><u>No</u></b> |
|----------------------|-------------------|------------------|
| Nicholas Mitropoulos | X                 |                  |
| Gaar Talanian        | X                 |                  |
| Brian Connor         | X                 |                  |
| Joseph Daly          | X                 |                  |

**Approval of Executive Directors Salary**

**VOTED:**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted to Approve the Executive Directors' Salary.

|                      | <b><u>Yes</u></b> | <b><u>No</u></b> |
|----------------------|-------------------|------------------|
| Nicholas Mitropoulos | X                 |                  |
| Gaar Talanian        | X                 |                  |
| Brian Connor         | X                 |                  |
| Joseph Daly          | X                 |                  |

**Motion: Nicholas Mitropoulos** moved that the proposed Operating Budget for State-Aided Housing of the **Arlington Housing Authority** (Chapter 200/667/705/689/MRVP), Program number **400-C** for fiscal year ending **9/30/2020** showing total revenue of **\$4,182,000 (Acct. No. 3000)** and Total Expenses of **\$4,854,449 (Acct. No. 4000)** thereby requesting a subsidy of **\$285,949 (Acct. No. 3801)**, and further that the Executive Director's total annual salary of **\$158,322** for fiscal year ending 9/30/2020 be submitted to the Department of Housing and Community Development for its review and approval. **Gaar Talanian** seconded the motion which, upon roll call, was passed by a vote of **4 to 0**.

**Motion: Nicholas Mitropoulos** moved that the proposed Operating Budget for State-Aided Housing of the **Arlington Housing Authority** (Chapter 200/667/705/689/MRVP), Program number **689-1** for fiscal year ending **9/30/2020** showing total revenue of **\$32,752 (Acct. No. 3000)** and Total Expenses of **\$50,702 (Acct. No. 4000)** thereby requesting a subsidy of **\$0 (Acct. No. 3801)**, and further that the Executive Director's total annual salary of **\$158,322** for fiscal year ending 9/30/2020 be submitted to the Department of Housing and Community Development for its review and approval. **Gaar Talanian** seconded the motion which, upon roll call, was passed by a vote of **4 to 0**.

**Motion: Nicholas Mitropoulos** moved that the proposed Operating Budget for State-Aided Housing of the **Arlington Housing Authority** (Chapter 200/667/705/689/MRVP), Program number **MRVP** for fiscal year ending **9/30/2020** showing total revenue of **\$4,500 (Acct. No. 3000)** and Total Expenses of **\$5,893 (Acct. No. 4000)** thereby requesting a subsidy of **\$0 (Acct. No. 3801)**, and further that the Executive Director's total annual salary of **\$158,322** for fiscal year ending 9/30/2020 be submitted to the Department of Housing and Community Development for its review and approval. **Gaar Talanian** seconded the motion which, upon roll call, was passed by a vote of **4 to 0**.

**Approval of Federal Section 8 Budget as Presented**

**VOTED:**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Federal Section 8 Budget as Presented.

|                      | <b><u>Yes</u></b> | <b><u>No</u></b> |
|----------------------|-------------------|------------------|
| Nicholas Mitropoulos | X                 |                  |
| Gaar Talanian        | X                 |                  |
| Brian Connor         | X                 |                  |
| Joseph Daly          | X                 |                  |

**Approval of Federal ROSS Budget as Presented**

**VOTED:**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Federal ROSS Budget as Presented.

|                      | <b><u>Yes</u></b> | <b><u>No</u></b> |
|----------------------|-------------------|------------------|
| Nicholas Mitropoulos | X                 |                  |
| Gaar Talanian        | X                 |                  |
| Brian Connor         | X                 |                  |
| Joseph Daly          | X                 |                  |

**Approval of Local Affordable Housing Budget as Presented**

**VOTED:**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Local Affordable Housing Budget as Presented.

|                      | <b><u>Yes</u></b> | <b><u>No</u></b> |
|----------------------|-------------------|------------------|
| Nicholas Mitropoulos | X                 |                  |
| Gaar Talanian        | X                 |                  |
| Brian Connor         | X                 |                  |
| Joseph Daly          | X                 |                  |

**Approval of State Mod Budget as Presented**

**VOTED:**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the State Mod Budget as Presented.

|                      | <b><u>Yes</u></b> | <b><u>No</u></b> |
|----------------------|-------------------|------------------|
| Nicholas Mitropoulos | X                 |                  |
| Gaar Talanian        | X                 |                  |
| Brian Connor         | X                 |                  |
| Joseph Daly          | X                 |                  |

**Resident Board Member Update**

Mr. Griffin explained the Resident Board Member. He said that the House and Senate must approve this.

**Approval of Minutes of October 16, 2019 Regular Meeting**

**VOTED:**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Daly it was unanimously voted to table the minutes until the December 18, 2019 meeting.

|                      | <b><u>Yes</u></b> | <b><u>No</u></b> |
|----------------------|-------------------|------------------|
| Nicholas Mitropoulos | X                 |                  |
| Gaar Talanian        | X                 |                  |
| Brian Connor         | X                 |                  |
| Joseph Daly          | X                 |                  |

**VOTED:**

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

|                      | <b><u>Yes</u></b> | <b><u>No</u></b> |
|----------------------|-------------------|------------------|
| Nicholas Mitropoulos | X                 |                  |
| Gaar Talanian        | X                 |                  |
| Brian Connor         | X                 |                  |
| Joseph Daly          | X                 |                  |

The next Regular Meeting is December 18, 2019.