

**Arlington Housing Authority  
Regular Meeting**

**Minutes**

**March 23, 2021 at 7:00 PM**

**Call to Order**

The virtual meeting was called to order at 7:04 P.M. by Mr. Mitropoulos.

**Roll Call**

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

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

**Notice to Town Clerk**

Notice of this meeting was delivered electronically on March 12, 2021 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

**Appointments**

**Local Tenants Organizations**

NONE

**General Public**

John Ward at Winslow spoke regarding the Tenant Board Appointment. He asked if Jack Cooper could help with the process. He also said that some of the information has been put on the AHA website. He said there is no way anyone can get in touch with the Tenant Presidents.

Mr. Griffin said that Mr. Ward is confused with the Tenant Board. Mr. Griffin said that it is spelled out in the DHCD notices.

Mrs. Preston said that each tenant organization could select up to three candidates to the Select Board.

Mr. Mitropoulos said that we must follow State Regulations. We will defer this to John Greco.

Sheri Baron wanted to know how someone gets in touch with the tenants at Menotomy Manor.

Mr. Mitropoulos said that we will defer this to John Greco on how to handle this.

Elizabeth Day is looking for the January Minutes on the website. She wanted to know about the windows at Menotomy Manor.

Mr. Griffin said that the windows at Menotomy Manor could cost millions of dollars.

Mr. Mitropoulos said he walked down with Ms. Badilla.

Elizabeth Day wanted to know about CPA money. She said there was \$500,000.00 for the housing authority and she said that there was not any grant submitted.

Mr. Griffin said that the CPA projects are done year by year. The Town sets \$500,000.00. We received \$200,000.00 for CPA funds. They gave the AHA \$500,000.00 for the windows at Winslow. Mr. Griffin said that because they are all money projects we did not put in a request. You cannot use CPA funds for projects that are already started. We asked for money at Drake. We got \$251,000.00 for doors at Drake.

Mr. Connor thinks that the Town gives \$500,000.00 for the housing. This money is not designated for the AHA. Some funds have gone to the AHA and the Housing Corp.

Elizabeth asked if we put in for grants last year.

Mr. Griffin said no.

Mr. Mitropoulos said he will call Eric and talk to him about the CPA money.

Mr. Griffin said that we asked for \$381,000.00.

Mr. Mitropoulos said if he can get the \$500,000.00, he will.

Mrs. Preston said that you must do a study for what your needs are. There is a process.

Mr. Griffin said they will look at our Capital Planning.

Ms. Badilla wanted to know how fast the study could be done and can she be involved with it.

Mr. Griffin said Menotomy Manor had the most money spent in the last ten years.

Ms. Badilla wants to have a study done at Menotomy Manor.

Mr. Mitropoulos said we are trying to get an LTO at Menotomy Manor.

Kelda Fontenot wanted to know where anyone see the budget.

Mr. Griffin said on the front page of the website.

Kelda Fontenot wants to see the Operating Budget. She wants to know where the public can see the Budgets.

Mr. Mitropoulos said that if we have to post the budget we will.

Mr. Greco said nothing prevents it from being put on the website.

Kelda Fontenot asked how many applications for funding.

Mr. Griffin said he could not tell her off the top of his head.

Kelda Fontenot wanted to know why the Housing Corp does Rental Assistance.

Mr. Connor wanted to know what the difference is between the AHA and the Housing Corp.

Mr. Griffin explained what the difference is.

Mr. Connor said the AHA tenants' rents is one third of their income. He wanted to know if Mr. Griffin could explain the difference.

Mr. Griffin explained the difference on the AHA rent and the Housing Corp. rent.

### **Project Updates**

Everyone in the elderly buildings have received their first vaccine shots. He read what Jennifer McNabb wrote about the vaccines. Mr. Griffin praised the staff for the work on the vaccines.

They are working on the website.

Chestnut Manor and Winslow Towers bathrooms are going forward.

**CPA Award**

The CPA award could have been from \$381,000.00 to one million and we received \$250,000.00 for new doors at Drake.

**Capital Improvement Plan Revision**

- a. Doors at Drake Village Cottages
- b. Air Source Heat Pumps and Air Conditioning Winslow Towers office and Lobby

Upon a motion made by Mr. Talanian and seconded by Mrs. Preston it was unanimously voted in favor to accept the Capital Improvement Plan Revision for the doors at Drake Village Cottages.

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

Upon a motion made by Mr. Talanian and seconded by Mrs. Preston it was unanimously voted in favor to accept the Capital Improvement Plan Revision for the Air Source Heat Pumps and Air Conditioning Winslow Towers office and lobby.

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

**Joseph S. Daly Memorial**

Upon a motion made by Mr. Connor and seconded by Mrs. Preston it was unanimously voted in favor to rename the Life and Skills Center to the Joseph S. Daly Community Center.

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

Mr. Connor would like to have dedication ceremony and have the family there.

### **Arlington Tree Committee Proposal**

Mrs. Preston spoke about the tree committee. She said the tree committee is offering to put 10 trees in. She said the tenants should have a say in this.

Pamela Hauser wanted to know why we need a committee. She said that whenever they needed new trees, she would either ask Mr. Griffin or Mr. Cronin.

Mr. Griffin said you can vote on this or not vote.

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously voted in favor for any tree donation and have the staff and the tenants decide where to put them.

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

Mrs. Preston talked about having karate classes for the children at Menotomy Manor.

Ms. Badilla asked about uniforms for the children.

Mr. Mitropoulos asked what do they need from us.

Mrs. Preston said to start with small classes. She will seek feedback from the parents at Menotomy Manor.

Ms. Badilla said the youngest you can do would be good.

Mr. Connor said to take a survey to see who wants to do this.

### **Commissioner Liaison Proposal and Monthly Site Review Form**

Mr. Connor said that this is an ongoing thing. He explained the monthly site review form.

Mrs. Preston asked if they could have a maintenance person go around with them. She said the way to do the pest management is to do it proactively.

Mr. Connor said this form is a commonsense form.

Mr. Mitropoulos thought this was a good idea. It gets the tenants involved.

**Office of Labor and Workforce Development**

a. Electrician	43.56
b. Groundskeeper/Custodian	28.07
c. Laborer	31.12
d. Maintenance Aide	25.91
e. Maintenance Mechanic	32.52
f. Working Foreman	34.55

Upon a motion made by Mr. Connor and seconded by Ms. Badilla it was unanimously voted in favor to accept the Office of Labor and Workforce Development wages.

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

**Covid-19 Update**

Mr. Griffin said that 179 Elderly Residents received the vaccine, 30 residents from Menotomy Manor and 30 Staff members have received the vaccine. Mr. Griffin said to be patient on the second vaccine.

**Approval of Minutes of February 16, 2021**

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously to Approve the Amended Minutes of February 16, 2021.

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

**Adjourn**

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

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

The next Board meeting will be April 21, 2021.