

**Arlington Housing Authority
Regular Meeting**

Minutes

April 21, 2022, at 7:00 PM

Call to Order

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

Roll Call

Present: Nicholas Mitropoulos,
Gaar Talanian, Brian Connor,
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 on April 19, 2022 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

Mr. Nagle indicated that the ADA bathroom project at Winslow Towers and Chestnut Manor, as well as the AC project at Winslow Towers are complete. Also, that work is underway on the units affected by the fire at Chestnut Manor.

He indicated that the bid for the fire alarm system upgrade at the Hauser Building has been rejected due to the low bid coming in well over our budget for the project.

He also indicated that an engineer from DHCD came out to the Hauser Building and the Drake Cottages to start the planning process for the Electrical Panel Upgrades and Fire Alarm System upgrade projects.

Mr. Nagle updated the board that the Select Board endorsed the ARPA framework that includes the ARPA funding designated for the AHA.

Mr. Nagle indicated that ABCD has scheduled site visits to determine if there are energy savings/efficiency opportunities at Winslow Towers and the Hauser Building.

He also indicated that Eversource is in the process of fixing additional light outages around Menotomy Manor.

Mr. Nagle indicated the AHA and other LHA's are still waiting on guidance from DHCD regarding when state ARPA funding will be awarded/disbursed.

Mr. Nagle indicated that the AHA's RSC is working on bringing new events and programs to our developments.

Mr. Nagle indicated that Chris Partridge and Rollie Demers did an excellent job working with MAHAMS to schedule and hold a training geared for housing authority maintenance and modernization staff this past week at the Hauser Building.

He also indicated that the Family Self-Sufficiency Coordinator job has not been filled and still receiving applications.

New Staff Appointments

a) Assistant Executive Director – Mayra Cruz

Mr. Nagle introduced Mayra Cruz to the Board.

Ms. Cruz thanked everyone for giving her the opportunity of being the Assistant Executive Director.

Mr. Talanian welcomed her to the Arlington Housing Authority.

Mr. Mitropoulos welcomed her to the Arlington Housing Authority.

Mr. Connor said she is a great addition to the Arlington Housing Authority.

Approval of Grievance Procedures with Revisions from DHCD

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve Grievance Procedures with Revisions from DHCD.

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

Approval of Language Access Plan (LAP) Policy

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Language Access Plan (LAP) Policy.

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

Discussion: Air Source Heat Pump Incentive Program at Chestnut Manor

Mr. Nagle said that we are working on Air Source Heat Pump. He said that the maintenance costs will be low.

Mr. Connor said a device on the balcony with mini splits. They are simple to use.

Approval of Capital Improvement Plan Budget Revisions

- a. Structural Engineer Evaluation for Chestnut Manor Air Source Heat Pump

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Capital Improvement Plan Budget Revisions.

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

Approval of OWL Engineers' Designer Services Contract in the amount of \$25,800.00 for the Chestnut Manor, 667-2, Electrical Panel Upgrade Project, DHCD 010113

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve OWL Engineers' Designer Services Contract in the amount of \$25,800.00 for the Chestnut Manor, 667-2, Electrical Panel Upgrade Project, DHCD 010113.

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

Approval of Certificate of Substantial Completion, Fire Pump Replacement Project, Winslow Towers 667-3, DHCD Project 010101

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Certificate of Substantial Completion, Fire Pump Replacement Project, Winslow Towers 667-3, DHCD Project 010101.

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

Approval of Off Cycle CDBG Funding Request for the Hauser Building Fire Alarm System Upgrade Project

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to of Off Cycle CDBG Funding Request for the Hauser Building Fire Alarm System Upgrade Project.

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

Update on Verizon Disconnection of Copper Lines at Senior Public Housing Developments

Mr. Nagle updated the board on the current situation with Verizon and that the AHA would not be moving forward with the installation due to Verizon requiring the AHA to pay for a major portion of the installation. He went on to explain what the Arlington Housing Authority was doing to inform residents.

Mr. Connor said he also spoke with the engineers from Verizon. He confirmed that Verizon required that the AHA to pay for a major portion of the installation.

Update on Gardening at Developments

Mr. Nagle said that he will secure some funding for the gardening at the developments.

Mr. Connor asked if there was going to be a policy on this.

Ms. Preston said that the gardens are not wheelchair accessible.

Mr. Connor said the gardens will be high enough for wheelchairs.

Ms. Preston said the gardens should be higher, so people do not have to bend over.

Mr. Connor said they will be high enough for everyone.

Ms. Preston said that the AHA should consult with the tenants that garden.

Mr. Nagle said we have worked with the tenant President at Cusack, and he has helped us.

Complaint Concerning Outdoor Play Equipment in Common Spaces at Menotomy Manor

Ms. Badilla explained that there are households at Menotomy Manor without children or with young children that have work schedules or medical situations that may require additional considerations. She indicated that the property being accessible to children is great, but that the needs of other households should also be considered. She suggested that the Thompson School playgrounds and fields could be used more regularly by the children. These other options could help reduce the noise, disrespect, and possible damage at Menotomy Manor.

Mr. Nagle said that we do not have a specific policy in place at this time.

Ms. Badilla said that it has been discussed in the past.

Ms. Badilla said that starting with regulating games and activities in public areas could help.

Mr. Mitropoulos asked Ms. Badilla what her concerns are.

Ms. Badilla said people playing with balls and other games could hurt people, damage walls, windows, gardens and other areas.

Mr. Mitropoulos said isn't that just kids playing.

Ms. Preston said there are 15-year old's playing ball and there are 4-year old's playing.

Mr. Mitropoulos said this is a typical neighborhood. He said that he does not get it.

Ms. Badilla asked what if someone broke a window. Who would pay for it?

Mr. Mitropoulos said when they broke a window, they found ways to pay for it.

Mr. Connor said for Mr. Nagle to discuss this with the MMTA and Ms. Badilla.

Approval of Regular Meeting Minutes of March 16, 2022.

This item was tabled for the next meeting.

Public Participation

a. Local Tenant Organizations – Presidents report on tenant activities.

Ms. Preston said she thinks the Tenant Presidents should be able talk about items like vaccines. Also, that if people are not satisfied that they can go to the board. She also indicated that she has concerns about accessibility.

Mr. Connor said that if people are on zoom call, they can do it. He also explained the process regarding the individualized monthly Maintenance meetings to help provide a better avenue for LTO's to address concerns and questions.

Ellen Leigh from Cusack Terrace T.A. said that she did not know that the forms had to be submitted ahead of time, but new that Mike McGinty was going to raise concerns at the meeting tomorrow.

Mr. Connor said the LTO Presidents tell the Board what is going on at their building regarding activities and other events.

Ellen Leigh indicated that there are paint nights, but also indicated that she wants there to be vaccine clinics at the buildings.

Pan Hauser, President of the Winslow Towers T.A., said that they had an Italian night tonight. They had forty-two people out of 139. She said that she has some concerns that she will bring up with Mr. Nagle at their monthly meeting.

Jennifer Hernandez, President of the Menotomy Manor T.A, wants to welcome Mayra. She said that they are having an egg hunt and planning an end of school event. She also indicated they should receive the remaining maintenance surveys soon. She asked Mr.

Nagle if he would send here a revision of the Grievance Policy. She suggested that a tenant harassment policy be considered.

Mr. Connor said he knows that Mr. Nagle is all over that. He said to feel free to bring that up at your meeting.

b. General Public – requests received to comment/present to the Board

Motion to Adjourn

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to adjourn the Regular 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 May 19, 2022.