

**Arlington Housing Authority
Regular**

Minutes

December 21, 2022, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:03 by Mr. Connor

Roll Call

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

Also Present: John Nagle, Executive Director,
John Greco, Attorney and Rich Conlon

Notice to Town Clerk

Notice of this meeting was delivered electronically December 19, 2022 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

9:06

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.

16:08

Approval of State 400-C Budget as Presented

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the State 400-C Budget as Presented.

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

Approval of State 689-1 Budget as Presented

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the State 689-1 Budget as Presented.

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

Approval of State MRVP Budget as Presented

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos, it was unanimously voted to Approve the State MRVP Budget as Presented.

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

Approval of Federal Section 8 Budget as Presented

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

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

Approval of Federal ROSS Budget as Presented

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

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

Approval of Local Affordable Housing Budget as Presented

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

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

Approval of State Modernization Budget as Presented

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was voted in favor to Approve the State Modernization Budget as Presented.

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

13:56

Approval of Executive Director's Salary at \$137,806.00 effective 10/1/2022 as Approved through DHCD Guidelines and as allowed through Executive Director's Previously Approved Contract dated 1/25/2022

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Executive Director's Salary at \$137,806.00 effective 10/1/2022 as Approved through DHCD Guidelines and as allowed through Executive Director's Previously Approved Contract dated 1/25/2022.

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

27:00

Menotomy Manor Tenants Association's Memorandum of Understanding

This was tabled.

28:25

Approval of 54 Medford Street as Site for Chapter 689-2 Development as Recommended by DHCD

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve 54 Medford Street as Site for Chapter 689-2 Development as Recommended by DHCD.

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

35:05

Approval of the Proposed Change Order (PCO) Requests PCO-011 for the Arlington Housing Authority Window Replacement and Building Exterior Renovation, Winslow Towers 667-3, DHCD Fish #010090

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor approve the Proposed Change Order (PCO) Requests PCO-011 for the Arlington Housing Authority Windlow Replacement and Building Exterior Renovation, Winslow Towers 667-3, DHCD Fish #010090.

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

36:10

Approval of Submission of Community Development Block Grant for HVAC Exhaust Fan/Air Handler Update Project

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously in favor to Approve the Submission of Community Development Block Grant for HVAC Exhaust Fan/Air Handler Update Project

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

38:10

Acceptance of FY 23' State Budget Earmark in the amount of \$155,000 for the Hauser Bldg. Fire Alarm System Upgrade Project, 667-4

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously in favor to Accept the FY 23' State Budget Earmark in the amount of \$155,000 for the Hauser Bldg. Fire Alarm System Upgrade Project, 667-4.

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

38:45

Acceptance of LISC Grant for Funding Towards Menotomy Manor Deep Energy Retrofit Study in the amount of \$21,700

This was tabled.

42:10

Acceptance of Resident Service Coordinator Initiative Funding

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Accept the Resident Service Coordinator Initiative Funding.

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

44:00

Approval of Regular Meeting Minutes of 11/16/22

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Regular Meeting Minutes of 11/16/22.

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

4:45

Public Participation

a. Local Tenant Organizations – Presidents Report on Tenant Activities

Jennifer Hernandez, President of the Menotomy Manor Tenants Association, thanked Mr. Nagle and the AHA for the party. She indicated that there was a great turnout at the party. She said that MMTA is trying to do something for New Years as well.

Ms. Hernandez also noted that she is having communication issues with the AHA.

Mr. Connor indicated that Mr. Nagle and Mr. Partridge meet with LTO on a monthly and had questions related to what else is needed to provide good communication.

Ms. Hernandez indicated that this commitment of time by the AHA should be enough, but that she feels that communication needs to be improved. There are unresolved items.

Ms. Hernandez also indicated that the items in the Memorandum of Understanding between the AHA and MMTA could be discussed further.

Mr. Connor indicated that he would not sign an agreement like this.

Mr. Connor asked Ms. Hernandez to send him an email with the items on the agenda that are still waiting a response from the AHA. He indicated that he would need to review them with Mr. Nagle.

Mr. Nagle said that there is always room for improvement. Also, that there have been some great accomplishments made as a result of these meetings.

Mr. Connor said Mr. Nagle should look at the list.

Ms. Hernandez said anything that gets accomplished is appreciated.

General Public

NONE

Mr. Connor said that there will be a special meeting to approve the designer at Menotomy Manor.

Mr. Connor provided some additional information regarding the Participation Guidelines.

Mr. Talanian announced that Mr. Mitropoulos was voted as Rotary Citizen of the Year for the volunteer work he has done and continues to do.

1:00:43

Motion to Adjourn

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

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

Next meeting is January 18. 2023.