

**Arlington Housing Authority
Regular**

Minutes

September 20, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:09 by Mr. Connor.

Roll Call

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

Also Present: John Nagle, Executive Director,
John Greco, Attorney

Notice to Town Clerk

Notice of this meeting was delivered electronically September 15, 2023 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

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.

Mr. Nagle said that we received an award for Operation Success from MassNAHRO. He also congratulated Mr. Mitropoulos on receiving the Longevity Award from MassNAHRO for his years of service as a commissioner. He also congratulated Samuel Machuor and Christopher for completing the MPHA program and receiving their plaques.

Mr. Mitropoulos said congratulations on a job well done for Operation Success.

Mr. Connor congratulated Mr. Mitropoulos on his award for his services.

**Approval of Three-Year Contract with Jack Nagle as Executive Director for the
Arlington Housing Authority Effective 10/1/23**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted to Approve the Three-Year Contract with Jack Nagle as Executive Director the Arlington Housing Authority Effective 10/1/23.

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

Mr. Nagle thanked the Board for the Renewal of his contract.

Approval of Housing Choice Voucher (HCV) 2024 Payment Standards at 110%

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla, it was unanimously voted in favor to Approve the Housing Choice Voucher (HCV) 2024 payment Standards at 110%.

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

Approval of the Responsive and Responsible Bidder and Award of Contract to McCright and Associates for HQS Inspectional Services for the Housing Choice Voucher Program with a One Year Contract and an Option for Two One Year Extensions at the Sole Discretion of the Arlington Housing Authority

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Responsive and Responsible Bidder and Award of Contract to McCright and Associates for HQS Inspectional Services for the Housing Choice Voucher Program with a One Year Contract and an Option for Two One Year Extensions at the Sole Discretion of the Arlington Housing Authority.

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

Mr. Mitropoulos had to leave the meeting.

**Approval of Licensee Agreement between the Arlington Housing Authority
and the Massachusetts Water Resource Authority**

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Licensee Agreement between the Arlington Housing Authority and the Massachusetts Water Resource Authority.

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

Approval of Low Bidder and Award of Contract to Your Electrical Solutions, Inc. for Arlington Housing Authority FPE Panelboard and Load Center Replacements Project, Hauser Building 667-4, EOHLIC Project #010114 with base bid and both alternates totaling \$438,000.00

- a. Base bid in the amount of \$249,000.00**
- b. Alternate one (1) in the amount of \$63,000.00**
- c. Alternate two (2) in the amount of \$126,000.00**

Mr. Talanian said that he was confused about the base plus 2 alternates. He also asked if the wires in the walls are safe.

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Low Bidder and Award of Contract to Your Electrical Solutions, Inc. for Arlington Housing Authority FPE Panelboard and Load Center Replacements Project, Hauser Building 667-4, EOHLIC Project #010114 with base bid and both alternates totaling \$438,000.00

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

Approval of Amendment #2 to the Contract for Designer Services from Abacus Architects & Planners, Inc. an Increase of \$65,000.00 to \$215,000.00 for the Winslow Towers Building Envelope Project, EOHLIC Project #010090

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted to Approve the Amendment #2 to the Contract for Designer Services from Abacus Architects & Planners, Inc. and Increase of \$65,000.00 to \$215,000.00 for the Winslow Towers Building envelope Project, EOHLC Project #010090.

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

Approval of Proposed Change Order (PCO) Request 0007 for the Arlington Housing Authority Fire Alarm Upgrades and Sprinkler Replacement Project, Hauser Building 667-4, EOHLC Project #010102 for a credit of \$1,184.39

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted to Approve the Proposed Change Order (PCO) Request 0007 for the Arlington Housing Authority Fire Alarm Upgrades and Sprinkler Replacement Project, Hauser Building 667-4, EOHLC Project #010102 for a credit of \$1,184.39.

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

Approval of Submission of Community Preservation Act Preliminary Application for Ch. 689-2 Special Needs Home Construction, EOHLC Project #010127

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted to Approve the Submission of Community Preservation Act Preliminary Application for Ch. 689-2 Special Needs Home Construction, EOHLC Project #010127.

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

Approval of Regular Meeting Minutes of 8/16/2023

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted to Approve the Regular Meeting Minutes of 8/16/2023.

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

Public Participation

Local Tenants Organizations – Presidents Reports on Tenant Activities

Doreen Curley, President of the Winslow Towers Tenants Association said that they are back to their monthly meetings. She said that she met with Lourie August to go over the voting procedures. The flu shots will be in October. They are doing chair excises and they will have a Halloween Party. She also said that Food Link has been coming in every Sunday.

Mr. Connor asked if we could get food banks at all buildings.

Ms. Preston said that COVID-19 is now increasing. She indicated that the AHA should look into COVID-19 booster shots for its residents.

Mr. Nagle said that there is a new LTO at Cusack Terrace.

General Public

Pam Hauser wanted to know the progress of the 75th Anniversary for the Housing Authority.

Mr. Nagle said we will have updates soon.

Motion to Adjourn

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

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

Next meeting is October 26, 2023.