

**Arlington Housing Authority
Regular**

Minutes

October 26, 2023, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:08 by Mr. Connor.

Roll Call

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

Absent: Fiorello Badilla

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

Notice to Town Clerk

Notice of this meeting was delivered electronically October 23, 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 as well as other updates.

Mr. Nagle said that there were elections at Drake Village and that Laurie August helped with them.

Mr. Connor gave a shout out to Fred Gerard for the hard work that he did.

New Staff Appointments

- a. Director of Operations – Scott Shepherd, Jr.

Mr. Shepherd told the Board of his background in working with the Watertown Housing Authority.

Mr. Connor said that we have a well-oiled machine. He also said that we look forward to your involvement with the Arlington Housing Authority.

Approval of State 400-C Budget as Presented

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian 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 | |

Approval of State 689-1 Budget as Presented

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos 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 | |

Approval of State MRVP Budget as Presented

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor 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 | |

Approval of Federal Section 8 Budget as Presented

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

| | <u>Yes</u> | <u>No</u> |
|----------------------|-------------------|------------------|
| Brian Connor | X | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| JoAnne Preston | X | |

Approval of Federal ROSS Budget as Presented

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos 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 | |

Approval of Local Affordable Housing Budget as Presented

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston 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 | |

Approval of State Modernization Budget as Presented

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted 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 | |

Update on Executive Director Salary and Contract

Mr. Connor said there isn't anything to do. He said he sent it in to EOHLC. He said that we have Mr. Nagle for another three years.

Approval of the Responsive and Responsible Bidder and Award of Contract to P.J. Dionne Co., Inc. for On Call Plumbing Services 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 P.J. Dionne Co., Inc. for On Call Plumbing Services 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 | |
| Nicholas Mitropoulos | X | |
| Gaar Talanian | X | |
| Jo Anne Preston | X | |

Approval of Notice to Proceed for Action of Boston Community Development to Complete Air to Water Heat Pump and Storage Tank Project at Winslow Towers

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted to Approve the Notice to Proceed for Action of Boston Community Development to Complete Air to Water Heat Pump and Storage Tank Project at Winslow Towers.

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

Approval of Certificate of Substantial Completion, Window Replacement and Building Exterior Renovation Project, Winslow Towers 667-3, EOHLIC Project #010090

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Certificate of Substantial Completion Window Replacement and Building Exterior Renovation Project, Winslow Towers 667-3, EOHLIC Project #010090.

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

Acceptance of CDBG Funding in the amount of \$302,500.00 for the Hauser Building Exhaust Fan and Air Handler Upgrade Project, EOHLIC Project #010118

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Accept CDBG Funding in the amount of \$302,500.00 for the Hauser Building Exhaust Fan and Air Handler Upgrade Project, EOHLIC Project #010118.

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

Acceptance of LISC Grant Funding in the amount of \$21,700.00

Ms. Preston said that she is not comfortable with it. She said that she doesn't trust this organization.

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was voted in favor of the Acceptance of LISC Grant Funding in the amount of \$21,700.00.

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

Approval of Regular Meeting Minutes of 9/20/2023

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted to Approve the Regular Meeting Minutes of 9/20/2023.

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

Public Participation

Local Tenants Organizations – Presidents Reports on Tenant Activities

Doreen Curley, President of the Winslow Towers Tenants Association, said that they had the elections and that Mary Lyons is the new treasurer. They are going to have their Halloween Party on Tuesday. They will be doing chair exercises in November, and they are working on a bazaar in December.

Heidi Hollingsworth, President of the Cusack Terrace Tenants Association, said that there is a pumpkin event today. They will be having a Halloween party with a movie. They will be having Thanksgiving dinner and a Christmas Dinner.

Mr. Mitropoulos said well done.

Maryann Donovan is the new President of the Drake Village Tenants Association. She is thrilled that Mr. Nagle will be with the AHA for another three years. She said that they are going to have a Thanksgiving dinner. She said that the people are enjoying the outside improvements.

General Public

NONE

Motion to Adjourn

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian, 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 | |

Next meeting is November 15, 2023.

