

**Arlington Housing Authority
Regular**

Minutes

April 17, 2024, at 6:45 PM

Call to Order

The virtual meeting was called to order at 6:56 P.M. by Mr. Connor.

Roll Call

Present: Brian Connor, Nicholas Mitropoulos,
Gaar Talanian,
Fiorella Badilla, and Jo Anne Preston (arrived at
7:09 PM)

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

Notice to Town Clerk

Notice of this meeting was delivered electronically on April 12, 2024 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

Mr. Nagle gave an update on the Capital Projects that are underway, in the design phase or are in the planning phase.

Mr. Nagle said that the Property managers have completed the Annual Rent Recertifications.

Mr. Nagle said that he attended the EOHLIC Listening Session and that it was great to be able to express the needs of the Arlington Housing Authority.

Mr. Nagle provided RSC updates regarding the events, initiatives, and assistance that the RSC's are coordinating. He indicated that the Shine Program through Minuteman Senior Services will be conducting presentations and meetings with residents at each development. Also, they will be participating in the Resource Fair on April 28th.

He also indicated the AHA is in the process of filling the Tenant Selector position as well as an Accounts Receivable/Payable clerk position.

Approval of Equal Employment Opportunity Policy and Affirmative Action Plan

Ms. Badilla wanted to know how the AHA advertises the positions to the tenants.

Mr. Nagle said that we post it on the website, provide copies to Local Tenant Associations, and post it to other websites that would reach a large number of people.

Ms. Badilla asked if the information could be sent out to residents too.

Mr. Connor said to email it to the tenants.

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Equal Employment Opportunity Policy and Affirmative Action Plan.

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

Approval to Return ARPA funding to the Town of Arlington in the amount of \$35,000.00

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Return of ARPA funding to the Town of Arlington in the amount to \$35,000.00.

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

Approval of Proposed Change Order (PCO) Request 004 for the Arlington Housing Authority FPE Panel Replacement and Switchboard Modernization, Chestnut Manor 667-2, EOHLIC Project #010113 in the amount of \$129,491.21

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Request 004 for the Arlington Housing Authority FPE Panel Replacement and Switchboard

Modernization, Chestnut Manor 667-2, EOHLC Project #010113 in the amount of \$129,491.21.

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

Ms. Preston wants to go back to agenda item number 5 the Approval to Return ARPA funding to the Town of Arlington in the amount of \$35,000.00. She wants the Board to table this. She does not think that we should return the money to the Town.

Mr. Connor said that there could be a huge labor problem if there are more than fifteen passengers. The driver would have to have a CDL license.

Ms. Badilla said that we should table this.

Mr. Connor said that this money was to buy a van.

Ms. Preston said that the money could be used for transportation.

Mr. Connor asked if this was a restricted gift or transportation.

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to re-open to reconsider the return of the ARPA funding to the Town of Arlington in the amount of \$35,000.00.

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

Mr. Connor indicated that this item would be tabled until the next meeting in order to provide more time to reconsider proposals for the use of these funds.

Approval of Regular Meeting Minutes of 3/20/2024

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Regular Meeting Minutes of 3/20/2024.

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

Public Participation

Local Tenants Organizations – Presidents Reports on Tenant Activities

Doreen Curley, President of the Winslow Towers Tenants Association, had an IT class to show tenants how to use their phone and computer. Kyle Hollingsworth, Treasurer of the Cusack Tenants Association, gave the class to the residents.

She also indicated they will be having KFC chicken night for residents. Also, there will be an interactive dance class. She also indicated that there will be a meeting for crafts for November and that the Christmas dinner has been booked. Starting in May there will be afternoon Bingo once a month on a Friday afternoon.

General Public

Mr. Connor wanted to thank everyone for their condolences for the passing of his father.

Mr. Talanian also thanked everyone for their votes at the election.

Ms. Badilla said that there is a rat problem at Menotomy Manor that needs attention.

Mr. Connor said that Mr. Nagle, Mr. Partridge and Mr. Demers will jump on this as soon as possible.

Motion to Adjourn

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla 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 May 16, 2024.