

**Arlington Housing Authority
Regular**

Minutes

May 16, 2024, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:00 P.M. 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

Notice to Town Clerk

Notice of this meeting was delivered electronically May 13, 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 also gave updates surrounding operations and maintenance.

Mr. Nagle also said that EOHLC has informed the Arlington Housing Authority of the upcoming regulatory changes to the State-Aided Housing programs effective June 7, 2024. The staff will be attending training courses with EOHLC as we prepare to implement these changes.

The AHA met with Burgess Pest Management and Commissioner Fiorella Badilla last month to discuss ongoing treatment methods as well as additional methods to help address the rat population. The AHA is not utilizing rodenticide and SGAR's to address the rat population. Mr. Nagle indicated that Mr. Partridge and his team are seeking out additional methods that could assist in our efforts to reduce the rat population.

The AHA will host its annual cookouts at each of the Senior Housing Developments during the first two weeks of June and will be taking this opportunity to celebrate our 75th anniversary with residents at these cookouts. The AHA will celebrate its 75th

anniversary with the residents of Menotomy Manor at National Night Out during the first week of August.

The AHA participated in the Arlington Resource Fair on April 28th and will participate in the Arlington Pride Event as a Community Partner on June 22nd.

Mr. Nagle indicated that the AHA has hired a part-time Tenant Selector, Lynne Trombley and that he is still in the process of hiring an Accounts Payable/Receivable Clerk.

Effectiveness of Fire Suppression Canisters & Other Fire Safety Initiatives

Mr. Nagle said that there was a grease fire, and it was put out quickly by the fire suppression canisters. These canisters prevented the fire from spreading. He thanked Mr. Partridge and Mr. Demers and the maintenance staff for installing them as well as EOHLC for the funding.

Mr. Connor said this is a huge positive. He said that there are some units that still do not have them, but that Mr. Nagle and his team are working to install them as soon as possible.

Approval to Provide up to Fifty (50) Scholarships or as funding permits for Menotomy Manor Residents to Obtain Annual Membership at the Arlington Boys and Girls Club

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve up to Fifty (50) Scholarships or as funding permits for Menotomy Manor Residents to Obtain Annual Membership at the Arlington Boys and Girls Club.

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

Approval to Provide up to Twelve (12) Scholarships or as funding permits for Menotomy Manor Residents to attend the Fidelity House Summer Programs

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve to Provide up to Twelve (12) Scholarships or as funding permits for Menotomy Manor Residents to attend the Fidelity House Summer Programs.

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

Mr. Mitropoulos wanted to know who funds this.

Mr. Connor said that there are already funds available through CDBG to help residents attend these programs, but that the AHA would provide funds in addition to that funding.

Ms. Preston thinks this is a good idea. She also indicated that swimming classes would be a good idea too.

Mr. Nagle confirmed that the AHA funds would provide additional scholarships to help ensure Menotomy Manor children can attend one week.

Approval to Advertise a Request for Proposal for the Purchase of Real Property

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Advertise a Request for Proposal for the Purchase of Real Property.

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

Approval to Make Majestic Pattern by McNichols Co., a Proprietary Material in Bid Advertisement Addendum in accordance with M.G.L., Ch. 149, EOHLIC Project #010135

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Make Majestic Pattern by McNichols Co., a Proprietary Material in Bid Advertisement Addendum in accordance with M.G.L., Ch. 149, EOHLIC Project #010135.

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

Approval of Certificate of Substantial Completion for Arlington Housing Authority Entry Door Improvement Project, Drake Village Cottages 667-1, EOHLIC Project #010105

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the Certificate of Substantial Completion for Arlington Housing Authority Entry Door Improvement P

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

Acceptance of EOHLIC Resident Service Coordinator Initiative Funding

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Accept the EOHLIC 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	

Approval of Annual Meeting Minutes of 4/17/2024

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Annual Meeting Minutes of 4/17/2024.

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

Approval of Regular Meeting Minutes of 4/17/2024

Upon a motion made by Ms. Badilla and seconded by Ms. Talanian it was unanimously voted in favor to Approve the Regular Meeting Minutes of 4/17/2024.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	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 there are ongoing crafts for Christmas. Also, that afternoon bingo was a success and that there will be an ice cream party in July. Ms. Curley also said that she is looking forward to the conference that she will be attending this weekend.

General Public

Alicia Jones, a resident of Menotomy Manor, is trying to organize an LTO at Menotomy Manor.

Mr. Connor explained what it takes to start up an LTO. He said she needs to know what criteria to follow.

Ms. Jones asked if the Board is going to start holding the Board Meetings in person.

Mr. Connor said that the virtual meetings currently work best.

Ms. Jones wanted to know if the agendas will get posted where the minutes are posted on the website.

Mr. Connor said that the agenda is incorporated into the meeting minutes and that the minutes are posted.

Ms. Jones said that the dog population has increased, and dog waste is a problem.

Mr. Nagle said there is signage. He said that the AHA can look into this. Tenants that witness or see this are encouraged to report it to the office.

Mr. Mitropoulos asked if the AHA can create a designated area.

Mr. Nagle said its something that could be looked into.

Ms. Jones said that some people do not have control over their dogs. She had concerns about having a designated area for dogs.

Ms. Badilla asked if we could send e-mails about fines.

Mr. Connor indicated that there was another comment from a resident related to the camps, but that the comment was already addressed in the discussions surrounding the scholarships.

Motion to Adjourn

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos 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 June 26, 2024.