

**Arlington Housing Authority  
Regular**

**Minutes**

**September 18, 2024, at 7:00 PM**

**Call to Order**

The virtual meeting was called to order at 7:05 P.M. by Mr. Connor.

**Roll Call**

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

Absent: Nicholas Mitropoulos

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

**Notice to Town Clerk**

Notice of this meeting was delivered electronically September 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 said that Electrical Panel and Load Center Replacement at the Hauser Building is complete.

Mr. Nagle said that we are waiting for an update from Verizon and Eversource related to the next steps for the new transformer's installation and switchgear replacement at Chestnut Manor.

The Notice to Proceed was issued to Kneeland Construction this past month for the First Floor Bathroom Upgrade Project at the Donnelly House.

The window Replacement and Envelope Repair Project at Menotomy Manor is out to bid. The bids will be opened this Monday, 9-23-24. Mr. Nagle will be reaching out to the Board to schedule a Special Meeting to approve the Low-Bid and Award of Contract once EOHLC has completed their review.

The ventilation and Fan upgrade Project at the Hauser Building is out to bid.

The Chapter 689-2 Special Needs Home Creation Project is in the design phase.

The Sewage Ejector Pump Project at Chestnut Manor is in the design phase.

The Parking Lot Replacement Project at Drake Village is in the planning phase.

The Arlington Housing Authority issued a Request for Proposals for a service and maintenance contract for the Air Source Pumps that have been installed. The bids were opened, and we are in the process of reviewing the low bidder and hope to present this at our next Board Meeting.

At the HUD update at the Mass. NAHRO conference, representatives from HUD confirmed that there will be additional delays related to the implementation of HOTMA and NSPIRE. We have added a disclaimer to the Board Approved Admin Plan to help clarify what portions of the new Admin Plan will be delayed.

The Arlington Housing Authority is completing inspections at the Hauser Building this week. These annual visits help us in our efforts to address maintenance and resident needs as well as preserve our infrastructure.

Lynne Sullivan and Scott Shepherd are in the process of completing annual rent recertifications for family housing residents. New rents for family housing residents will be effective 11/1/24.

The Arlington Housing Authority will have a table at Town Day this Saturday. We look forward to participating in this event again this year.

The Arlington Center for the Arts is scheduled to start its programming in the next months or so.

Residents of Drake Village and artist, David Fichter, have completed the mosaic and mural as part of the Creative Placemaking project.

Cambridge Savings Bank is providing budgeting, credit, and scam training at each of our developments over the coming months.

Fidelity House continues to provide programming for Menotomy Manor residents.

Operation Success will be holding signups on September 24<sup>th</sup> and September 26<sup>th</sup> for this year's program.

Mr. Nagle also indicated that the new part-time Resident Services Coordinator, Bianca Levarity, started this past month.

**Approval of Cyber Insurance Coverage Policy with Travelers Casualty and Surety Company of America**

Mr. Talanian had questions about the price.

Todd who if from Travelers Insurance Company explained what the policy covers and the pricing.

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted to Approve the Cyber Insurance Coverage Policy with Travelers Casualty and Surety Company of America

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

**Approval of Environmental Credit Master Marketing Agreement and Alternative Energy Certificates Service Agreement with Green Harbor Energy, LLC**

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted to Approve the Environmental Credit Master Marketing Agreement and Alternative Energy Certificates Service Agreement with Green Harbor Energy, LLC.

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

**Approval of T-Mobile Lease extension for an additional five years from 9/24/2024 – 9/23/2029 for Winslow Towers T-Mobile Site #4B09497B**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve of T-Mobile Lease extension for an additional five years from 9/24/2024 – 9/23/2029 for Winslow Towers T-Mobile Site #4B09497B.

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

**Approval of Executive Director’s Salary**

Mr. Connor said Mr. Nagle is well deserving of this.

Mr. Talanian wanted to know when EOHLIC form come into play.

Mr. Connor said that it was introduced around the time when Mr. Nagle became Executive Director.

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Executive Director’s Salary.

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

Mr. Connor said the Mr. Nagle has done an excellent job and that they are pleased with him.

**Approval of Emergency Management Plan**

Mr. Partridge said that we were luck to get an intern from the Mass Maritime Academy to help with the Emergency Management Plan. He provided some context related to contents of the plan and the work that it took to create it.

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Emergency Management Plan.

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

**Approval of First Addendum to Internal Controls Policy**

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the First Addendum to Internal Controls Policy.

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

**Acceptance of EOHLIC Sustainability Funding in the amount of \$7,700.00 for the Hauser Building Roof Replacement Project, EOHLIC Project #010108**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Accept the EOHLIC Sustainability Funding in the amount of \$7,700.00 for the Hauser Building Roof Replacement Project, EOHLIC Project #010108.

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

**Approval of Regular Meeting Minutes of 8/21/2024**

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Regular Meeting Minutes of 8/21/2024.

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

**Public Participation**

**Local Tenants Organizations – Presidents Reports on Tenant Activities**

Heidi Hollingsworth, President of the Cusack Terrace Tenants Association, said that she is enjoying being President of the LTO at Cusack Terrace and that she is learning so

much. She said that they have a lot of talent in the building. They are getting ready for Arlington Center for the Arts programming.

Mr. Connor said that he received a call related to concerns about the food deliveries from Food Link at Cusack Terrace.

Mr. Nagle said that he would connect with them on it.

Doreen Curley, President of the Winslow Towers Tenants Association, said that they are having a Halloween costume pizza party on October 31, 2024. Their Christmas party will be on December 16, 2024. They are having a craft fair on November 16, 2024, which will run from 9AM to 12PM.

Mr. Connor asked Ms. Curley if she can remind the Board of this.

Ms. Curley said that she will. She said that they have the standard game night, and they have two bingos.

She said that Food Link comes every Sunday, and that the food is excellent.

### **General Public**

NONE

### **Motion to Adjourn**

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

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

Next Meeting is October 16, 2024.