

**Arlington Housing Authority  
Regular**

**Minutes**

**October 16, 2024, at 7:00 PM**

**Call to Order**

The virtual meeting was called to order at 7:09 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 and Richard Conlon

**Notice to Town Clerk**

Notice of this meeting was delivered electronically October 11, 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 Hauser Roof Replacement Project is complete.

The Air Source Heat Pump Project at the Hauser Building is underway. ASHP's have been installed in the community room and other common area spaces located on the first and second floor. Miller Mechanical has started work in resident units.

We are waiting for an update from Verizon and Eversource to complete their portion of work related to the next steps concerning the new transformer installation and switchgear replacement at Chestnut Manor.

The AHA has signed the contract for the Window Replacement and Envelope Repair Project at Menotomy Manor.

The Low-Bid and Award of Contract for the Ventilation and Fan Upgrade Project at the Hauser Building will be voted on by the Board tonight.

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 Repavement Project at Drake Village is in the planning phase.

The Fire Alarm System Upgrade Project at Winslow Towers is in the planning phase.

Mr. Nagle indicated that he represented the Arlington Housing Authority in an ACMI segment called Talk of the Town. ACMI has indicated that they will be posting/broadcasting the segment in the next week or so. He indicated that it was a great opportunity to discuss what the AHA is, as well as the work that the AHA does with limited funding through collaborative partnerships, grants and other efforts.

The Arlington Housing Authority has been working with artist, David Fichter, and Cecily Miller from the Arlington Commission for Arts and Culture as part of the final portion of the Creative Placemaking Project at Drake Village. Through this work they were able to engage with residents to create murals and mosaics for the rear side of the Hauser Building Community Room. The AHA has scheduled the unveiling for this work.

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

Mount Auburn has started Health Education Seminars at our Senior Developments.

The Arlington Police Department has started Fraud, Safety and Security Classes at our developments.

Fidelity House continues to provide programming for Menotomy Manor residents.

Operation Success program has started its programming for this year at Menotomy Manor.

Family Access provides a playgroup for the children at Menotomy Manor.

Resident Service Coordinator, Tricia Horgan, as well as the property managers continue to work with residents to assist them in applying for rental assistance, utility assistance and other assistance.

Mr. Connor updated the Board that he expects to get the exempt status for the AHA Charitable Foundation soon.

Ms. Preston wanted to know what happened to the funds from the Symmes grant.

Mr. Connor said all the funds are in the bank.

Ms. Preston wanted to know what Family Access is.

Mr. Nagele said it is for pre-school age children.

Ms. Preston asked if it is a nonprofit.

Mr. Nagle said yes.

**Approval of State 400-C Budget as Presented**  
**Approval of State 689-1 Budget as Presented**  
**Approval of State MRVP Budget as Presented**  
**Approval of Federal Section 8 Budget as Presented**  
**Approval of Federal ROSS Budget as Presented**  
**Approval of Local Affordable Housing Budget as Presented**  
**Approval of State Modernization Budget as Presented**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve State 400-C Budget as Presented, State 689-1 Budget as Presented, State MRVP Budget as Presented, Section 8 Budget as Presented, Federal ROSS Budget as Presented, Local Affordable Housing Budget as Presented, and Modernization Budget as Presented

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

**Update on HUD Fair Market Rent and Payment Standards**

Mr. Nagle gave an explanation of the proposed HUD Fair Market Rent and the Payment Standards and that it is less than the current FMR and Payment Standards. He also provided information about the appeals that have been filed by Boston Housing Authority, Cambridge Housing Authority and EOHLC related to it. He said that we will use the current payment standards while the appeals are pending.

**EOHLC PHN 2024-11 Replacement Policy for Fossil-Fuel Fired Equipment**

Mr. Nagle explained the Public Housing Notice from EOHLC regarding the Replacement for Fossil-Fuel Fired Equipment. This is a state mandate. We have been and will continue working with them on this.

**Approval of Shared Services Feasibility Study with a Focus on Human Resources Contract with UMass Boston’s Edward J. Collins Center for Public Management**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted to Approve the Shared Services Feasibility Study with a Focus on Human Resources Contract with UMass Boston’s Edward J. Collins Center for Public Management.

	<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 Low Bidder and Award of Contract to EH Electric & HVAC LLC for Ductless Mini-Split-System Maintenance and 24-Hour Repair 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 Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve of the Low Bidder and Award of Contract to EH Electric & HVAC LLC for Ductless Mini-Split-System Maintenance and 24-Hour Repair Services with a One Year Contract and an Option for Two One Year Extensions at the Sole Discretion of the Arlington Housing Authority.

	<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 Low Bidder and Award of Contract to Thomas E. Snowden, Inc. for Arlington Housing Authority ventilation upgrades Project, Hauser Building 667-4, EOHLIC Project #010118 in the amount of \$478,000.00**

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve of the Low Bidder and Award of Contract to Thomas E. Snowden, Inc. for Arlington Housing Authority ventilation upgrades Project, Hauser Building 667-4, EOHLIC Project #010118 in the amount of \$478,000.00.

	<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 Special Meeting Minutes of 8/29/24**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Special Meeting Minutes of 8/29/24.

	<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 9/18/24**

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the Regular Meeting Minutes of 9/18/24.

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

**Public Participation**

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

Doreen Curley, President of Winslow Towers Tenants Association, said that they are preparing for the Halloween Party and the crafts fair. The crafts fair is November 15, 2024, from 12:00 – 4:00.

**General Public**

NONE

**Motion to Adjourn**

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian, 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 November 20, 2024.