

**Arlington Housing Authority  
Regular**

**Minutes**

**January 15, 2025, at 7:00 PM**

**Call to Order**

The virtual meeting was called to order at 7:06 P.M. by Mr. Connor.

**Roll Call**

Present: Brian Connor, Gaar Talanian  
and Jo Anne Preston

Absent: Nicholas Mitropoulos and Fiorella Badilla

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

**Notice to Town Clerk**

Notice of this meeting was delivered electronically January 10, 2025 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 Air Source Heat Pump Project is underway at the Hauser Building.

Kneeland Construction said the materials for the first-floor bathroom project will arrive in approximately six weeks.

Vareika Construction is completing the final submittals and a mockup for the windows at Menotomy Manor. Mr. Nagle indicated that they will be working with them to schedule a meeting with the residents once a schedule has been confirmed.

The contractor, Thomas E. Snowden, is completing submittals and the Schedule of Values for the Ventilation and Fan upgrade Project at Hauser Building.

Mr. Nagle indicated that EOHLIC released a NOFA for its Self-Sufficiency Program (SSP), which is seeking to add three new sites in FY 2025 for the SSP Program. Mr. Nagle indicated that they plan to add the AHA's application to the February or March agenda for Board approval. If awarded, this program will be available for Menotomy Manor residents and MRVP participants.

Mr. Nagle also indicated that EOHLIC announced the first annual round of the Comprehensive Modernization (CompMod) program for state-aided public housing. The CompMod grant program seeks to preserve and modernize c.667, c. 200 and c.705 state public housing developments. EOHLIC intends to make 1-3 awards for a total of up to approximately \$20,000,000.00 for CompMod capital projects that begin construction in FY26-27. Mr. Nagle indicated they plan to add the AHA's application to the March or April agenda for Board Approval.

Arlington Center for the Arts is continuing to provide its programming at Winslow Towers, Chestnut Manor, and Cusack Terrace.

Mary's Cradle part of St. Vincent De Paul has started providing diapers at Menotomy Manor.

Mount Auburn is continuing to provide Health Education Seminars at our Senior Developments.

The Arlington Police Department is providing Fraud, Safety and Security Classes at our developments.

The Arlington Fire Department is providing fire prevention and safety classes at the developments.

Fidelity house, Operation Success and Family Access continue their programming at Menotomy Manor.

Resident Services 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.

**Approval of Application and Participation Agreement for the Massachusetts Technology Collaborative's Residential Retrofit Program**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Application and Participation Agreement for the Massachusetts Technology Collaborative's Residential Retrofit Program.

	<b><u>Yes</u></b>	<b><u>No</u></b>
Brian Connor	X	

Gaar Talanian	X
Jo Anne Preston	X

**Approval of Certificate of Final Completion for Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4, EOHLIC Project #010108**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Certificate of Final Completion for Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4, EOHLIC Project #010108.

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

**Acceptance of EOHLIC Sustainability Funding in the amount of \$200,000.00 for the Menotomy Manor, 200-1, Site Electrical Upgrade Project, EOHLIC Project #010145.**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted to Accept the EOHLIC Sustainability Funding in the amount of \$200,000.00 for the Menotomy Manor, 200-1, site Electrical Upgrade Project, EOHLIC Project #010145.

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

**Approval of Submission of Community Development Block Grant Application for Operation Success**

Upon a motion made by Ms. Preston and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Submission of Community Development Block Grant Application for Operation Success.

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

**Approval of Regular Meeting Minutes of 12/18/2024**

This was tabled until the next meeting.

**Public Participation**

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

Doreen Curley, President of the Winslow Towers Tenant’s Association, provided some updates. She indicated that they will be starting chair exercise classes. Also, that they will be celebrating the Chinese New Year on February first. There will be a game night. She also expressed gratitude to the Board for the AHA tuning the piano.

Ms. Preston wanted to know what time the Chinese New Year Celebration will be held.

Ms. Curley said 1:00 PM.

Mr. Connor praised the number of activities that Ms. Curley and the Winslow Towers Tenants Association sponsor.

**General Public**

NONE

**Motion to Adjourn**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to adjourn the meeting.

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

Next Meeting is February 19, 2025.