

**Arlington Housing Authority
Regular**

Minutes

February 19, 2025, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:02 P.M. by Mr. Connor.

Roll Call

Present: Brian Connor, Gaar Talanian, Nicholas
Mitropoulos, 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 February 13, 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.

Jupiter Electric and OWL Engineering have indicated that there will be additional delays in the delivery of the Switch Gear for the Chestnut Manor project.

Vareika Construction is working with the Subcontractors to complete mockups at Menotomy Manor for the Window Replacement and the Envelope repair project. He indicated that the new windows that have been installed look great.

Kneeland Construction needs additional time to confirm measurements related to the stair guard portion of the project prior to mobilizing.

The Ventilation and Fan Upgrade Project at the Hauser Building is underway.

Chapter 689-2 Special Needs Home Creation Project is in the design phase. EOHLC is in the process of reviewing the Schematic Design including the cost estimate, which is higher than anticipated.

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

The Parking Lot Repavement Project at Drake Village is in the design phase.

The Sewage Ejector Pump and relocation Project is in the design phase. EOHLC is completing its review of the Construction Documents.

The Chestnut Manor Elevator Upgrade Project is in the planning phase.

Mr. Nagle also indicated that the Arlington Housing Authority hosted a “Climate Social” at Drake Village at the end of January involving AHA residents, the Drake Village tenants Association, AHA staff, Town of Arlington Sustainability and Conservation staff as well as representatives from the Charles River Watershed Association, Mystic River Watershed Association and CREW. ACMI covered the event. A second event will be held in March at Cusack Terrace.

Mr. Nagle also reported that the AHA will be presenting in MassNAHRO’s “Think Tank” this month to discuss the benefits of working with the Mass Maritime Academy’s Coop program to complete the update to our Emergency Management and Preparedness Plan.

Mr. Nagle reported that the AHA Housing Choice Voucher Program received High Performer status from HUD as part of annual SEMAP assessment.

He also reported that the AHA performed well on its Performance Manager Review, which is conducted every other year by EOHLC.

Mr. Nagle also provided updates related to initiatives being spearheaded by the Resident Services Coordinators.

Approval to consider declaring the eastern portion of the property known as Drake Village Cottages (667-1/1A), shown on the Town of Arlington Assessor’s map as parcel 62-1, as available for disposition only upon and subsequent to final approval of the Arlington Housing Authority to proceed with completion of the process to accept a proposal and complete the process to develop said property, for the purpose of pursuing redevelopment of the site for a mixed-income affordable housing project for seniors, through a Request for Proposals (RFP) process. This a subject to the sole discretion of the Arlington Housing Authority to withdraw said

approval at any time prior to the final approval and completion of the development process.

Mr. Connor indicated that we are in the very early stages of considering redevelopment of the Drake Village Cottages. He indicated that there will be a more detailed review once proposals are received. He also indicated that there will be a relocation plan that would include our residents being able to remain in Arlington Housing Authority buildings with the right to return once the development is completed.

Ms. Preston had a question concerning what section(s) of Drake Village would be included and if the Hauser Building would be included based off of the language in the motion.

Mr. Connor confirmed that the language in the motion was specific to the section of the development that included the Drake Village Cottages.

Carsten Snow-Eikelberg from Mass. Housing Partnership made a presentation outlining the process of this project.

She indicated that there are three key actions for the Board as part of this process:

1. Declaring the parcel available for disposition (required per M.G.L. Chapter 30B)
2. Authorizing the Executive Director to proceed with the Requests for Proposals process and to release the RFP.
3. Approving the Review Committee's selection of a Development Partner.

Mr. Connor indicated that the AHA worked with John Greco to ensure there was language in the motion that allowed the AHA to withdraw.

Ms. Preston had questions concerning tenant protection.

Ms. Snow-Eikelberg was able to provide information related to tenant protections.

Mr. Mitropoulos asked if it would give us more availability for funding.

Ms. Snow-Eikelberg confirmed that it would.

Ms. Preston asked how the priorities were developed for the RFP

Ms. Snow-Eikelberg indicated that Mr. Nagle and his team provided feedback that helped shape the priorities.

Mr. Connor said the Board will have time to review and provide feedback concerning priorities in the RFP.

Ms. Preston had questions related to the subdivision of the property.

Ms. Snow-Eikelberg confirmed that it only includes the Drake Village section. Also, that the RFP will have specific survey information that confirms the Cottage area that would be redeveloped.

Ms. Preston indicated that she spoke with residents that were concerned about the redevelopment during the meeting at Drake Village that the AHA held with residents related to the potential redevelopment.

Mr. Nagle indicated that he had a meeting with the tenants about this and it seemed the tenants were receptive to this idea.

Ms. Snow-Eikelberg provided additional information concerning the potential make up of the new development, including the replacement units.

Mr. Mitropoulos asked if there was any other way to modernize the Cottages while adding these additional affordable housing units.

Mr. Talanian asked a question regarding whether there could be flexibility related to the unit mix.

Ms. Snow-Eikelberg confirmed that there is a certain level of negotiation as part of the proposals and that there are minimums that must be met.

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted to Approve to consider declaring the eastern portion of the property known as Drake Village Cottages (667-1/1A), shown on the Town of Arlington Assessor's map as parcel 62-1, as available for disposition only upon and subsequent to final approval of the Arlington Housing Authority to proceed with completion of the process to accept a proposal and complete the process to develop said property, for the purpose of pursuing redevelopment of the site for a mixed-income affordable housing project for seniors, through a Request for Proposals (RFP) process. This is subject to the sole discretion of the Arlington Housing Authority to withdraw said approval at any time prior to the final approval and completion of the development process.

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

Approval of Recognition of Drake Village Tenant’s Association

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Recognition of Drake Village Tenant’s Association.

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

Approval of Community Room and Common Areas Policy

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted to Approve the Community Room and Common Areas Policy.

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

Approval of Agreement with CBIZ to assist with IRS Audit

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Agreement with CBIZ to assist with IRS Audit.

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

Approval of Housing Choice Voucher (HCV) 2025 Fair Market Rent Payment Standards for Metro FMR Areas Outside of Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area at 100% of the FMR Effective 1/1/2025

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Housing Choice Voucher (HCV) 2025 Fair Market Rent Payment Standards for Metro FMR Areas Outside of Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area at 100% of the FMR Effective 1/1/2025.

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

Approval of Norian Saini Engineering, Inc.’s Designer Services Contract in the amount of \$14,000.00 for the Cusack Terrace, 667-5, Community Room Compressor Replacement Project, EOHLIC Project #010131

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve Norian Saini Engineering, Inc.’s Designer Services Contract in the amount of \$14,000.00 for the Cusack Terrace, 667-5, Community Room Compressor Replacement Project, EOHLIC Project \$010131.

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

Approval of Low Bidder and Award of Contract to NSI Clean Worldwide, Inc. for Arlington Housing Authority Maintenance Garage Siding, Soffit, Fascia and Gutter Replacement Project, Drake Village 667-1, EOHLIC Project #010138 with base bid and both alternates totaling \$56,000.00

- a. Base bid in the amount of \$49,000.00
- b. Alternate one (1) in the amount of \$2,000.00
- c. Alternate two (2) in the amount of \$5,000.00

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Low Bidder and Award of Contract to NSI

Clean Worldwide, Inc. for Arlington Housing Authority Maintenance, Garage Siding, Soffit, Fascia and Gutter Replacement Project, Drake Village 667-1, EOHLC Project #010138 with base bid and both alternates totaling \$56,000.00.

- a. Base bid in the amount of \$49,000.00
- b. Alternate one (1) in the amount of \$2,000.00
- c. Alternate two (2) in the amount of \$5,000.00

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

Approval of Proposed Change Order (PCO) Request 0001 for the Arlington Housing Authority Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLC Project #010116 for a no cost change order to adjust the unit prices for quantities over or under the contracted amount to reflect the actual costs of a union masonry contractor.

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Request 0001 for the Arlington Housing Authority Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLC Project #010116 for a no cost change order to adjust the unit prices for quantities over or under the contracted amount to reflect the actual costs of a union masonry contractor.

	<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 Final Completion for Arlington Housing Authority Panelboard and Load Center Replacements Project, Drake Village Cottages 667-4, EOHLC Project #010127

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 Panelboard and Load Center Replacements Project, Drake Village Cottages
667-4, EOHLIC Project #010127.

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

**Approval of Submission of Arlington Housing Authority HOME Consortium
Application for CH. 689-2 Special Needs Home Creation Project, EOHLIC Project
#010127**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Submission of Arlington Housing Authority HOME Consortium Application for CH. 689-2 Special Needs Home Creation Project, EOHLIC Project #010127.

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

Approval of Executive Session Minutes of 8/29/2024

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Executive Session Minutes of 8/29/2024.

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

Approval of Regular Meeting Minutes of 12/18/2024

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Regular Meeting Minutes of 12/18/2024.

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

Approval of Regular Meeting Minutes of 1/15/2025

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Regular Meeting Minutes of 1/15/2025.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	Abstained	
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, said that game night is growing. They are going to have afternoon bingo. They are also going to have chair exercise and there will be an afternoon sing along. She said that Food Link comes every Sunday.

Ms. Curley said that Ms. Hauser will do two bingos a month and that she will do the rest.

Stephen Mitchell, President of the Drake Village Tenants Association, indicated that he was interested in the presentation for the Drake Village redevelopment. He indicated that change can be difficult for some while others embrace it.

Mr. Connor indicated that there will be additional meetings to discuss the process with Drake Village residents.

General Public

NONE

Motion to Adjourn

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to adjourn the 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 March 24, 2025.