

**Arlington Housing Authority
Regular**

Minutes

March 24, 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, Jo Anne Preston
and Fiorella Badilla (Arrived at 7:37 PM)

Absent: Nicholas Mitropoulos

Also Present: John Nagle, Executive Director,

Notice to Town Clerk

Notice of this meeting was delivered electronically March 19, 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. Also that EOHLC visited the Hauser Building to review the project and see some of the completed units. The contractor and New Ecology are working to increase air flow to units on the first and second floor.

Mr. Nagle indicated that we anticipate the delivery of the switchgear for Chestnut Manor in July.

Vareika Construction has ordered materials and provided the AHA with a preliminary schedule. Mr. Nagle indicated that they are working with Abacus to schedule a meeting with Menotomy Manor residents to discuss the Window Replacement and Envelope Repair project in the next few weeks.

He indicated that Kneeland Construction has begun work at the Donnelly House for the first floor bathroom and stair guard project.

Mr. Nagle indicated that the Ventilation and Fan Upgrade Project at the Hauser Building is underway. It is anticipated that the project will be completed before our next meeting.

Chapter 689-2 Special Needs Home Creation Project is in the design phase. Mr. Nagle indicated that the Schematic Design was reviewed with EOHLC this month and that it was determined that the project scope needed to be refocused to include only the front/Medford Street side of the building. Cost estimates were much higher than anticipated. The designer, Abacus Architects and Planners, is working on making those adjustments so that the SD's can be resubmitted with an updated cost estimate.

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 indicated that ABCD is still reviewing the window replacement project at Winslow Towers to determine whether certain balcony doors can be included in the LEAN project. LEAN had initially approved the replacement of windows that were not included in the initial project. Mr. Nagle indicated that he requested that LEAN consider including doors to the balcony as well, which is still under review.

Mr. Nagle indicated that AT&T would like to add a generator for their cell towers located on the roof at Winslow Towers. The proposed location of the generator would be next to our generator. He indicated that the AHA is waiting for additional details.

Mr. Nagle indicated that the AHA is working with CBIZ related to the IRS's review of our 1099's. Our initial meeting with the IRS is scheduled for the first week of April.

Rector, Reeder, and Lofton will be returning next week to conduct our Annual Audit for our Federal, State and Management programs.

Property Managers at our Senior Public Housing Development are in the process of completing Annual Rent Determinations. The new rents will change effective 5/1/2025.

The Arlington Housing Authority hosted a second "Climate Social" event at Cusack Terrace in March.

Mr. Nagle indicated that the AHA was approached by the Town of Arlington's Prevention Services Manager, Karen Koretsky, about adding a NALOX Box at Menotomy Manor. Mr. Nagle is reviewing this with John Greco to see if an MOU or other documentation is needed to move forward with this.

Mr. Nagle also provided updates concerning new and ongoing programming being coordinated by the Resident Services Coordinators.

Mr. Nagle also indicated that the AHA is interviewing candidates to fill the Family Self-Sufficiency Coordinator role.

**Acceptance of Executive Office of Labor and Workforce Development's
Department of Labor Standards Wage Rates Effective 4/1/2025**

a.	Electrician	\$51.02
b.	Groundskeeper/Custodian	\$33.02
c.	Laborer	\$36.00
d.	Maintenance Aide	\$30.34
e.	Maintenance Mechanic	\$37.18
f.	Working Foreman	\$39.51

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Accept the Executive Office of Labor and Workforce Development's Department of Labor Standards Wage Rates Effective 4/1/2025.

a.	Electrician	\$51.02
b.	Groundskeeper/Custodian	\$33.02
c.	Laborer	\$36.00
d.	Maintenance Aide	\$30.34
e.	Maintenance Mechanic	\$37.18
f.	Working Foreman	\$39.51

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

**Approval of Memorandum of Understanding by and between Arlington Housing
Authority and Local Initiatives Support Corporation (LISC) in Connection with
Solar Technical Assistance Retrofit (STAR) Program for Study at all AHA
Developments**

Ana Leary and Joe DeLarauze from Resonant energy gave an overview of the Solar Technical Assistance Retrofit Program.

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Memorandum of Understanding by and between Arlington Housing Authority and Local Initiatives Support Corporation (LISC) in Connection with Solar Technical Assistance Retrofit (STAR) Program for Study at all AHA Developments.

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

Approval of Massachusetts Department of Energy Resources (DOER) Technical Assistance Program Letter of Commitment for Study at Cusack Terrace

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Massachusetts Department of Energy Resources (DOER) technical Assistance Program Letter of Commitment for Study at Cusack Terrace.

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

Approval of Proposed Change Order (PCO) Requests 0003 and 0004 for the Arlington Housing Authority Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLC Project #010116 totaling in the amount of \$2,075.51

- a. PCO 0003 in the amount of \$29,958.26
- b. PCO 0004 credit in the amount of (\$27,882.75)

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Proposed Change order (PCO) Requests 0003 and 0004 for the Arlington Housing Authority Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLC Project #010116 totaling in the amount of \$2,075.51.

- a. PCO 0003 in the amount of \$29,958.26
- b. PCO 0004 in the amount of (\$27,882.75)

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

Approval of Proposed Change Order (PCO) Requests 0001 and 0002 for the Arlington Housing Authority Ventilation Upgrades Project, Hauser Building EOHLC Project #010118 totaling in the amount of \$8,522.08

- a. PCO 0001 in the amount of \$5,345.00
- b. PCO 0002 in the amount of \$3,177.08

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Requests 0001 and 0002 for the Arlington Housing Authority Ventilation Upgrades Project, Hauser Building EOHLC Project #010118 totaling in the amount of \$8,522.08.

- a. PCO 0001 in the amount of \$5,345.00
- b. PCO 0002 in the amount of \$3,177.08

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

Approval of Arlington Housing Authority's Joint Application with Waltham Housing Authority to the EOHLC Self-Sufficiency Program NOFA

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Arlington Housing Authority's Joint Application with Waltham Housing Authority to the EOHLC Self-Sufficiency Program NOFA.

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

**Approval of Arlington Housing Authority's Application to the EOHLC
Comprehensive Modernization NOFA**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Arlington Housing Authority's Application to the EOHLC Comprehensive Modernization NOFA.

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

Acceptance of HUD Family Self Sufficiency Grant Funding Award for 2025

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Accept the HUD Family Self Sufficiency Grant Funding Award for 2025.

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

Approval of Regular Meeting Minutes of 2/19/2025

Upon a motion made by Ms. Preston and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Regular Meeting Minutes of 2/19/2025.

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

Public Participation

Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation in accordance with the Public Participation Guidelines. It should be noted that there is a two-minute limit to present a concern or request unless additional time is granted by the Chair.

a. Local Tenants Organizations – Presidents Report on Tenant Activities

Stephen Mitchell, President of Drake Village Tenants Association, thanked Mr. Nagle and Mr. Connor for meeting with the tenants of Drake Village again about the Drake Village Cottage redevelopment. He is looking forward to Spring. He would like to have a 70's theme party and is looking for a band. He is trying to rebuild the community by getting people to work together.

b. General Public – Requests Received to Comment/Present to the Board

There were no requests made.

c. Open Public - Input concerning RFP for Drake Village Cottage Development

i. No prior registration needed to comment on 13c.

Ms. Susan Hegal from Greater Boston Legal Services provided three proposed changes to the RFP.

1. She asked to add to Section I a reference to M.G.L.c. 121B, chapter 34, last paragraph. This is the August 2024 statutory change that essentially requires that existing tenant rights be maintained (with some limited exceptions) and the provision of technical assistance for tenants (when redeveloping public housing).
2. On page 9 under "relocation", add that tenants (or the LTO) must also approve the relocation plan.
3. On page 17 under "minimum threshold criteria", # 2 delete "mixed income". She thinks this implies experience with market-rate housing and so would exclude housing authorities or other nonprofits that only have experience with affordable (no market rate) housing.

Ms. Preston indicated that the State has published new regulations regarding tenant rights and that there are resources regarding them through Mass Union of Public Housing Tenants.

Mr. Connor indicated that he requested that information about this meeting be posted on the Arlington List, but that it did not get posted. He indicated that Your Arlington did post it.

Ms. Carsten Snow-Eikelberg from Massachusetts Housing Partnership (MHP) said that they are waiting for the surveying. The deadline could be up to nine weeks.

Mr. Connor asked if the items identified by Ms. Hegel could be incorporated into the RFP.

Ms. Snow-Eikelberg confirmed that she can incorporate them into the RFP.

Ms. Preston thinks it is a promising development.

Mr. Connor indicated that the redevelopment may not happen due to a number of factors.

Ms. Preston asked if there is a timeline for the RFP.

Mr. Snow-Eikelberg hopes to advertise the RFP in the next few weeks. Also, that there will be a deadline for proposals to be submitted that will be indicated in the RFP.

Ms. Preston said we could resubmit it at a later date.

Approval of the Request for Proposals (RFP) document prepared by Mass Housing Partnership, and to authorize the Executive Director to release the RFP according to state statute, to solicit proposals for a development partner for the redevelopment of a portion of Drake Village known as the “Cottages.”

- a. Vote for RFP may be tabled if all questions are not satisfactorily answered.

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Request for Proposals (RFP) document prepared by Mass Housing Partnership, and to authorize the Executive Director to release the RFP according to state statute, to solicit proposals for a development partner for the redevelopment of a portion of Drake Village known as the “Cottages.”

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

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 April 23, 2025.