

**Arlington Housing Authority  
Regular**

**Minutes**

**February 18, 2026, 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, Nicholas Mitropoulos, Gaar  
Talanian, Jo Anne Preston and Fiorella Badilla

Absent: John Greco, Attorney

Also Present: John Nagle, Executive Director

**Notice to Town Clerk**

Notice of this meeting was delivered electronically on February 12, 2026 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Ms. Badilla addressed the Board to apologize regarding her absence from Board Meetings and updated the Board saying that she will be able to attend future meetings.

Mr. Connor provided additional information regarding those absences by highlighting the internship she is completing at Harvard University as well as work related to it that she has been completing.

**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.

The Menotomy Manor Window Replacement Project is complete with the exception of some masonry repairs that will take place during the warmer weather.

The Ventilation and Fan upgrade Project at the Hauser Building is nearly completed. TE Snowden completed the final leg of work.

The Drake Village Maintenance Garage Exterior Renovation Project is complete.

The contract for the Fire Alarm Upgrade project at Winslow Towers is pending approval from EOHLC. Once approved, the AHA will schedule the Pre-Construction Meeting.

The low bid and contract for the Parking Lot Repavement Project at Drake Village will be voted on by the AHA Board tonight.

The Fire Alarm and Sprinkler System Upgrade project at Cusack Terrace is in the design phase.

The Elevator Upgrade Project at Chestnut Manor is in the design phase.

The Chestnut Manor Entry Door Upgrade Project is in the design phase.

The Cusack Terrace Community Room Air Source Heat Pump project is in the design phase.

The Menotomy Manor Window Air Source Heat Pump and Electrification of DHW's and Stoves Pilot Project is in the design phase.

The Hauser Building's Public Bathroom Accessibility Improvement Project is in the design phase.

The Solar Panel installation projects at Chestnut Manor, Cusack Terrace and at the Drake Village Garage are in the investigative phase.

The high-speed internet upgrade project as well as the digital navigation, education and other services will be starting in the coming months.

The AHA's request for window upgrades at Winslow Towers via the LEAN Program is still being reviewed by ABCD. An additional contractor came out last month to look at the current windows and door to the balcony for those middle units. They will be sending a scope and price proposal to ABCD to determine whether the project is feasible via the LEAN Program.

The Property Managers are currently completing rent redeterminations at our Senior Housing Developments.

The AHA had a call with the Shortfall Prevention Team (SPT) this past month. During that call projected funding for Housing Assistance payments (HAP) versus the amount HUD is projected to provide the AHA was reviewed. The AHA will need to take steps to reduce this gap in funding. HUD SPT staff indicated during the call that the AHA is not guaranteed to receive shortfall funding again this year.

Tricia Horgan helped secure a \$1,000 grant from the Massachusetts Cultural Council through the Arlington Center for the Arts to support free arts programming for residents.

The AHA partnered with the Arlington Fire Department to deliver a resident safety and CPR education program, enhancing emergency preparedness and resident awareness.

The AHA is working with Arlington Eats to create a mini food market at Drake Village, which will increase on-site access to fresh and healthy food options and reduce food insecurity barriers for residents.

The AHA is in the process of hiring a new Property Manager to replace Lynne Sullivan.

The UMass Boston Collins Center posted the advertisement and Recruiting Profile for the Shared Human Resource Manager yesterday. They will be assisting the AHA with the recruitment for this role that will serve ten total housing authorities including the AHA.

Mr. Nagle also indicated that he will be moving forward with hiring a Deputy Executive Director. This role will be critical as we look to add additional programs, modernize our administrative practices and procedures, comply with ever changing state and federal requirements, and create new housing.

### **Update on Drake Village Redevelopment**

Mr. Connor said that they are in the final phases of the MOU. He indicated that the AHA is waiting for final feedback from POUA.

### **Approval of Device Lending & On-Site Use Policy**

Mr. Talanian wanted to know if Mr. Greco had looked at this.

Mr. Nagle said yes.

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve of Device Lending & On-Site Use Policy.

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

### **Approval of Contract Agreement and memorandum of Understanding with MACIR, Inc. for Computer and Internet Resources and Support as part of Grants received from Massachusetts Broadband Institute**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve to Contract Agreement and Memorandum of Understanding with MACIR, Inc. for Computer and Internet Resources and Support as part of Grants received from Massachusetts Broadband Institute.

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

**Approval of Memorandum of Understanding with Arlington Eats for the Drake Village Mini Market.**

This was tabled.

**Approval of Low Bidder and Award of Contract to Sunshine Paving Corporation for Arlington Housing Authority Parking Lot Improvement Project, Hauser Building 667-4, EOHLIC Project #010130 with base bid and add alternate totaling \$784,000.00**

- a. Base Bid in the amount of \$634,000.00**
- b. Add Alternate in the amount of \$150,000.00**

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve of Low Bidder and Award of Contract to Sunshine Paving Corporation for Arlington Housing Authority Parking Lot Improvement Project, Hauser Building 667-4, EOHLIC Project #010139 with base bid and add alternate totaling \$784,000.00.

- a. Base Bid in the amount of \$634,000.00
- b. Add Alternate in the amount of \$150,000.00

	<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 0016 & 0022 for the Arlington Housing Authority Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLIC Project #010116 with a credit totaling (\$280,581.05)**

- a. PCO 0016 with a credit totaling (\$343,944.00)
- b. PCO 0022 in the amount of \$63,362.95

Upon a motion made by Mr. Talanian and seconded b Ms. Badilla it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Request 0016 & 0022 for the Arlington Housing Authority Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLIC Project #010116 with a credit totaling (\$280,581.05).

- a. PCO 0016 with a credit totaling (\$343,944.00)
- b. PCO 0022 in the amount of \$63,362.95

	<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 Sewage Ejector Pump Relocation Replacement Project, Chestnut Manor 667-2, EOHLIC Project #01036 in the amount of \$83,188.60**

This was tabled.

**Approval to Accept Family Self-Sufficiency Program's 2026 Grant Funding from HUD**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Accept Family Self-Sufficiency Program's 2026 Grant Funding from HUD.

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

**Approval of Regular Meeting Minutes of 1/22/26**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Regular Meeting Minutes of 1/22/26

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

**Public Participation**

- a. Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Curley, President of the Winslow Towers Tenants Association, said they built valentine houses with graham crackers this past month. She also indicated that they had a KFC Valentine party. They will be decorating eggs for Easter. She indicated that they have Sunday morning bread and that they are working on having another brunch. They are trying to have Tai Chi classes, and they have normal bingo and afternoon bingo.

**General Public**

- b. Requests Received to Comment/Present to the Board.

NONE

**Motion to Adjourn**

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

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

Next Meeting is March 25, 2026