

**Arlington Housing Authority
State Annual Plan Public Hearing**

Minutes

June 26, 2024, at 6:45 PM

Call to Order

The virtual meeting was called to order at 7:18 P.M. by Mr. Connor.

Roll Call

Present: Nicholas Mitropoulos,
Gaar Talanian, Brian Connor,
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 on June 20, 2024, and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

State Annual Plan Hearing

Mr. Nagle thanked Ms. Thomas for her help with the HCV Public Hearing.

Mr. Nagle provided a summary of the capital projects completed this past year and the various funding sources that were leveraged to complete them.

Mr. Nagle gave special thanks to Chris Partridge, Roland Demers and the maintenance staff and the property managers for their work this past year.

Ms. Badilla said that she had concerns about the number of projects at Menotomy Manor compared to the other developments.

Mr. Nagle indicated that the project being planned at Menotomy Manor will have multiple phases within that project with the first being the window replacement project. The current cost estimate to complete this first phase is between 6 to 7 million dollars. This cost will exceed the amount spent on any other development in the past several years.

Mr. Mitropoulos said that it comes down to available funding.

Ms. Badilla indicated that she wants to make sure that Menotomy Manor is included.

Mr. Mitropoulos asked when the major renovations were done at Menotomy Manor.

Mr. Nagle said 2009 and 2014 are when the most recent major renovations were made to Menotomy Manor.

Ms. Preston wanted to know the timeline for the windows?

Mr. Nagle said that we are moving into the bidding phase. Once the low bid is approved by the Board and EOHLC, the AHA will be able to enter into a contract with the contractor. After the contract is signed we will issue a Notice to Proceed and have a better understanding of the schedule.

Mr. Shepherd, Director of Operations, provided updates related to the administrative programs and the work that has been completed over the past several months. He provided updates related to vacancies and that our new Tenant Selector, Lynne Trombley, has done a great job filling vacancies. He said that we are under 2% of vacancies, but that our goal is to have zero. He also provided information related to tenant rental arrears and acknowledged Patricia Horgan and Lynne Sullivan for their hard work in helping residents get rental assistance. He also wanted to thank the staff. He said that they work very hard.

Mr. Partridge, Director of Maintenance, talked about Preventive Maintenance, cost-saving opportunities, improved response time, worker safety trainings and efforts to improve communication.

He said that the Arlington Housing Authority has made great strides this past year.

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to close the State Annual Plan Public Hearing.

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

Approval of 2025 Annual Plan

Upon a motion made by Mr. Talanian and seconded Ms. Badilla it was unanimously voted in favor to Approve the 2025 Annual Plan.

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

Motion to Adjourn

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Adjourn the State Annual Public Hearing.

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