

**Arlington Housing Authority
Regular**

Minutes

March 15, 2023, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:03 by Mr. Connor

Roll Call

Present: Brian Connor, Nicholas Mitropoulos
Gaar Talanian, 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 March 13, 2023 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

9:12

Executive Director's Report

Mr. Nagle brought the Board up to date on the ongoing projects we have going on and the projects that will be starting soon. He also thanked the employees that are leaving for their hard work and contributions.

Mr. Connor wished the staff members that are leaving the best.

57:10

**Approval of fee to Residents for the Disposal of a Mattress in the amount of \$45.00
Per Mattress**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla, it was unanimously voted in favor to Approve the Fee to Residents for the Disposal of a Mattress in the amount of \$45.00 per mattress.

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

Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X
Fiorella Badilla	X

59:07

Approval of Proposed Change Order (PCO) Request 003 & 004 for the Arlington Housing Authority Hauser Building Fire Alarm Systems Upgrade, Hauser Building 667-4, DHCD Project Fish #010102

- a. PCO 003 in the amount of \$2,197.07
- b. PCO 004 in the amount of \$1,359.94

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) Request 003 & 004 for the Arlington Housing Authority Hauser Building Fire Alarm Systems Upgrade, Hauser Building 667-4, DHCD Project Fish #010102.

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

14:35

Approval of Alternative On-Bill Credit Low Income Community Shared Solar Agreement with LSE Ophiuchus, LLC for Sandwich Solar Project

Jaimie A. Smith from Lodestar Energy explained the solar agreement and how it works. He confirmed that other housing authorities are getting the same agreement.

He gave examples of other housing authorities that have signed agreements which included Chelsea, Framingham, Lexington, and others.

This is the chart that he presented.

Sandwich Housing Authority Group

Arlington	13.45%
Chelsea	35.30%
Holliston	10.0%
Somerville	10.0%

Sudbury	7.5%
Watertown	13.75%

Summary

1. Solar facility generates electricity and procedures not metering credits.
2. Housing Authority agrees to buy discounted next metering credits from Lodestar Energy at a fixed \$0.02/kwh discount rate.
3. Credits are applied to Eversource bills at full value or cash payment.
4. Net proceeds accrue to Arlington Housing Authority.

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Alternative On-Bill Credit Low Income Community Shared Solar Agreement with LSE Ophiuchus, LLC for Sandwich Solar Project contingent to final approval from Mr. Greco.

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

1:00:20

Approval of Climate Ready Housing Application for Menotomy Manor Window Replacement & Deep Energy Retrofit Project, DHCD Project Fish #010116

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to approve the climate Ready Housing Application for Menotomy Manor Window Replacement & Deep Energy Retrofit Project, DHCD Project Fish #010116.

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

1:01:39

Approval of Regular Meeting Minutes of 2/15/2023

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Regular Meeting Minutes of 2/15/2023.

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

1:02:20

Public Participation

a. Local Tenant Organizations – Presidents Report on Tenant Activities

Doreen Curley, President Winslow Towers said there will be a Spring Fling at the end of next month. There will also be a potluck dinner.

She said that she met with the Arlington Center of the Arts. She said that their programing should start in October.

General Public

NONE

1:04:50

Motion to Adjourn

Upon a motion made by Ms. Badilla and seconded by Ms. Preston, it was unanimously voted to Adjourn the Regular 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 19, 2023.