

**Arlington Housing Authority
Regular**

Proposed Minutes

May 18, 2023, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:02 by Mr. Talanian

Roll Call

Present: Nicholas Mitropoulos, Gaar Talanian
Jo Anne Preston and Fiorella Badilla

Absent: Brian Connor

Also Present: John Nagle, Executive Director,
John Greco, Attorney

Notice to Town Clerk

Notice of this meeting was delivered electronically May 16, 2023 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

12:30

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.

18:40

Recognition of Winslow Towers Tenants Association

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to recognize the Winslow Towers Tenants Association.

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

23:45

Recognition of Cusack Terrace Tenants Association

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos, it was unanimously voted in favor to Recognize Cusack Terrace Tenants Association.

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

24:09

Recognition of Drake Village Tenants Association

Mr. Nagle said that he will work with the Local Tenants Association on getting the information that is required to be Recognized.

24:30

**Approval of Contract for Massachusetts Rental Voucher Program (MRVP)
with DHCD**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Contract for Massachusetts Rental Voucher Program (MRVP) with DHCD.

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

27:30

**Approval of Notice to Proceed for Action for Boston Development, Inc. (ABCD) to
Replace Slider Doors at Chestnut Manor**

Upon a motion made by Ms. Badilla and seconded by Ms. Preston, it was unanimously voted in favor to Approve Notice to Proceed for Action for Boston Development, Inc. (ABCD) to Replace Slider Doors at Chestnut Manor.

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

28:40

Approval of Low Bidder and Award of Contract to Jupiter Electric, Inc. for Arlington Housing Authority FPE Panel Replacement and Switchboard Modernization, Chestnut Manor 667-2, DHCD Project #010113 in the amount of \$462,896.00

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Low Bidder and Award of Contract to Jupiter Electric, Inc. for Arlington Housing Authority FPE Panel Replacement and Switchboard Modernization, Chestnut Manor 667-2, DHCD Project #010113 in the amount of \$462,896.00.

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

30:39

Approval of Proposed Change Order (PCO) Requests 001 through 006 for the Arlington Housing Authority Creative Placemaking Project, Drake Village Cottages 667-1 & Hauser Building 667-4, DHCD Project #010103 totaling \$24,918.50

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) Requests 001 through 006 for the Arlington Housing Authority Creative Placemaking Project, Drake Village Cottages 667-1 & Hauser Building 667-4, DHCD Project #010103 totaling \$24,918.50.

	<u>Yes</u>	<u>No</u>
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	

Fiorella Badilla X

33:55

LISC Grant Funding Agreement for Funding Towards Menotomy Manor Deep Energy Retrofit Study in the amount of \$21,700.

Mr. Nagle explained the LISC Grant Funding Agreement,

34:55

Approval of DHCD Sustainability Application for Toilets at 667-1, 667-2, 667-3, 667-4, 667-5, 200-1, & 200-2

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted to Approve the DHCD Sustainability Application for Toilets at 667-1, 667-2, 667-3, 667-4, 667-5, 200-1, & 200-2.

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

36:25

Approval of Application for the DOER Low and Moderate-Income Housing Decarbonization Grant Program for the Menotomy Manor Deep Energy Retrofit Project

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Application for the DOER Low and Moderate-Income Housing Decarbonization Grant Program for the Menotomy Manor Deep Energy Retrofit Project.

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

39:50

Approval of Regular Meeting Minutes of 4/19/2023

Upon a motion made by Ms. Badilla and seconded by Ms. Preston, it was unanimously voted in favor to Approve the Regular Meeting Minutes of 4/19/2023.

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

40:12

Approval of Annual Meeting Minutes of 4/19/2023

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Annual Meeting Minutes of 4/19/2023.

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

Ms. Preston talked about the article that was in the Boston Globe regarding funding for State Public Housing. She asked the Board for their support in reaching out the State Senate to increase the operating budget Local Housing Authorities.

40:35

Public Participation

a. Local Tenant Organizations – Presidents Report on Tenant Activities

Doreen Curley, President Winslow Towers said they are having a bake sale and a pizza party. They had their spring celebration. She said that things are working out well. She said that all the candidates have received their letters from the Town.

General Public

NONE

50:38

Motion to Adjourn

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla, 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 June 21, 2023.