

**Arlington Housing Authority
Regular**

Minutes

November 15, 2023, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:08 PM by Mr. Connor.

Roll Call

Present: Brian Connor, Gaar Talanian,
Jo Anne Preston and Fiorella Badilla

Absent: Nicholas Mitropoulos

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

Notice to Town Clerk

Notice of this meeting was delivered electronically November 9, 2023 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

Mr. Nagle brought the Board up to date on the ongoing projects.

Ms. Preston wanted Mr. Nagle to report on what the new hire do and their responsibilities.

Mr. Nagle said that Mr. Shepherd oversees the property managers, the Section 8 department, and the front desk.

Ms. Preston wanted to know if he attends the maintenance meetings.

Mr. Nagle said yes.

Mr. Connor wanted to know what Mr. Shepherd did before he came to the Arlington Housing Authority.

Mr. Nagle said he came from the Watertown Housing Authority and oversaw the applications and managed the office.

Ms. Preston wanted to know what position Ms. Horgan is.

Mr. Nagle said that Ms. Horgan is the Resident Service Coordinator and Ms. Peterson is a part-time Resident Service Coordinator. Ms. Peterson has taken on the food pantry in addition to other duties. Her previous experience working at DCF has helped create connections and better serve the residents and families at Menotomy Manor.

Approval of the Responsive and Responsible Proposal and Award of Contract to Rector, Reeder & Lofton, P.C. for Annual Auditing Services for the Arlington Housing Authority's Federally Aided Programs and State Aided Programs for Single Year Audits for Fiscal Years Ending 9/30/2023, 9/20/2024 and 9/30/2025

Upon a motion by Ms. Preston and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Responsive and Responsible Proposal and Award of Contract to Rector, Reeder & Lofton, P.C. for Annual Auditing Services for the Arlington Housing Authority's Federally Aided Programs and State Aided Programs for Single Year Audits for Fiscal Years Ending 9/30/2023, 9/30/2024 and 9/30/2025.

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

Approval for Top Ranked Designer by Designer Selection Committee and Award of Contract to Abacus Architects & Planners for Arlington Housing Authority Ch. 689-2 Development Design and Construction, CH 689-2, EOHLIC Project #010127 in the amount of \$258,638.00

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Top Ranked Designer by Designer Selection Committee and Award of contract to Abacus Architects & Planners for Arlington Housing Authority Ch. 689-2 Development Design and Construction, CH 689-2, EOHLIC Project #010127 in the amount of \$258,638.00.

| | <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) Request One (1) for the Snow Guard Installation for Life Skills Center Roof Project, Menotomy Manor 200-1 & 200-2, EOHLIC Project #010129 in the amount of \$7,124,064.00

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve Proposed Change Order (PCO) Request One (1) for the Snow Guard Installation for Life Skills Center Roof Project, Menotomy Manor 200-1 & 200-2 EOHLIC Project #010129 in the amount of \$7,124,064.00.

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

Approval of Certificate of Substantial Completion, Fire Alarm and Sprinkler System Upgrade Project, Hauser Building 667-4, EOHLIC Project #010102

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Certificate of Substantial Completion, Fire Alarm and Sprinkler System Upgrade Project, Hauser Building 667-4, EOHLIC Project #010102.

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

Approval of Certificate of Substantial Completion, Creative Placemaking Project, Hauser Building & Drake Village Cottages 667-1 & 667-4, EOHLIC Project #010103

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Certificate of Substantial Completion, Creative Placemaking Project, Hauser Building & Drake Village Cottages 667-1 & 667-4 EOHLIC Project #010103.

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

Approval of Certificate of Substantial Completion, Fire Alarm and Electrical Panel Upgrade Project, Drake Village Cottages 667-1, EOHLIC Project #010109

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the Certificate of Substantial Completion, Fire Alarm and Electrical Panel Upgrade Project, Drake Village Cottages 667-1, EOHLIC Project #010109.

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

Executive Office of Elder Affairs Supportive Housing Program Funding Opportunity

Mr. Nagle said it is an opportunity to expand ASAP Programs. It is an option. Mr. Nagle said that he has a meeting on Monday with them.

Ms. Preston asked if this is a State Agency.

Mr. Nagle said yes.

Ms. Preston said that we have seniors and disabilities. Is this true that it will help all?

Mr. Nagle said he will know more on Monday after the meeting. He said that one of our staff members will help.

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to support the Executive Office of Elder Affairs Supportive Housing Program Funding Opportunity

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

Approval of Amendment #2 to EOHLIC Contract of Financial Assistance to Accept an Additional \$357,860.00 for the AHA’s EOHLIC Targeted ARPA Award

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve Amendment #2 to EOHLIC Contract of Financial Assistance to Accept an Additional \$357,860.00 for the AHA’s EOHLIC Targeted ARPA Award.

| | <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 10/26/2023

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted to Approve the Regular Meeting Minutes of 10/26/2023.

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

Public Participation

Local Tenants Organizations – Presidents Reports on Tenant Activities

Doreen of Winslow Towers said they are having a Christmas Bizarre on December 7, 2023 and the Christmas Dinner is on December 7, 2023 and the Arts and Crafts will be on December 15, 2023.

She said that she is working on the Itinerary for next year.

General Public

NONE

Motion to Adjourn

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla, it was unanimously voted to Adjourn the Regular Meeting.

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

Special Meeting is November 29, 2023
Next meeting is December 20, 2023.