

**Arlington Housing Authority  
Regular**

**Minutes**

**March 20, 2024, at 7:00 PM**

**Call to Order**

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

**Roll Call**

Present: Brian Connor, Nicholas Mitropoulos,  
Gaar Talanian, Jo Anne Preston

Absent: Fiorella Badilla

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

**Notice to Town Clerk**

Notice of this meeting was delivered electronically March 18, 2024 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

**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.

Mr. Nagle said that the Property managers are completing the Annual Rent Recertifications for Senior Housing Residents.

Mr. Nagle gave an update on the Resident Service Coordinators. They are working with the Director of Veteran's Services to schedule a cookout for the veterans sometime in late Spring/early Summer.

The AHA will be participating in the Arlington Resource Fair on April 28<sup>th</sup>.

The Giving Tree is doing painting and origami classes for residents of Drake Village.

The AHA received a grant from the Mass Cultural Council in the amount of \$1,500.00 to help fund additional programming through the Arlington Center for the Arts.

Karen Peterson is doing bingo and arts and crafts classes at Menotomy Manor.

Fidelity House continues to provide programming for Menotomy Manor residents.

Patricia Horgan, Karen Peterson as well as the property managers continue to work with residents to assist them in applying for rental assistance, utility assistance and other assistance.

**Acceptance of Office of Labor and Workforce Development Wage Rates Effective 4/1/2024**

a. Electrician	\$49.11
b. Groundskeeper/Custodian	\$31.26
c. Laborer	\$34.61
d. Maintenance Aide	\$28.84
e. Maintenance Mechanic	\$36.16
f. Working Foreman	\$38.34

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Accept the Office of Laor and Workforce Development Wage Rates Effective 4/1/2024.

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

**PHN 2024-05: Mass Housing Partnership (MHP) Expanded Technical Assistance**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian, the Board voted in favor to Approve and Support the Application for the Mass Housing Partnership Expanded Technical Assistance for Vacant Land Development and Public Housing Redevelopment.

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

**Approval of Notice to Proceed for Action for Boston Development, Inc. (ABCD) to Install Air Source Heat Pumps at the Hauser Building**

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Notice to Proceed for Action for Boston Development, Inc. (ABCD) to Install Air Source Heat Pumps at the Hauser Building.

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

**Approval of Proposed Change Order (PCO) Requests 0002, for the Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4 EOHL Project #010108 in the amount of \$11,920.00**

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Requests 0002, for the Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4, EOHL Project #010108 in the amount of \$11,920.00.

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

**Approval of Regular Meeting Minutes of 2/21/2024**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Regular Meeting Minutes of 2/21/2024.

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

**Approval of Special Meeting Minutes of 2/8/2024**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve of the Regular Meeting Minutes of 2/8/2024.

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

**Public Participation**

**Local Tenants Organizations – Presidents Reports on Tenant Activities**

Doreen Curley, President of the Winslow Towers Tenants Association, indicated that they are having a bake sale. She also indicated that they will be having a KFC dinner night. There will also be an international dance event next month. Additionally, she said that the Treasurer from Cusack Terrace will be coming to Winslow Towers to hold a computer class for residents. She also indicated they will be starting the gardens next month as well as starting an Act of Kindness program.

Mr. Mitropoulos said that was a great idea.

Mr. Connor said that maybe we should have meetings at the other buildings to talk to them.

**General Public**

NONE

**Motion to Adjourn**

Upon a motion made by Mr. Talanain and seconded by Mr. Mitropoulos it was unanimously voted to Adjourn the Regular Meeting.

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

Next meeting is April 17, 2024.