

**Arlington Housing Authority
Regular**

Minutes

June 26, 2024, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:52 P.M. 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 June 20, 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 the electrical panel upgrade project at the Hauser Building is nearing completion.

The Hauser Roof Replacement project is nearly complete.

The window replacement project at Menotomy Manor is scheduled to go out to bid in the next few weeks.

Mr. Nagle is working with the designer and EOHLC project management to rebid the ventilation and fan upgrade project.

The Chapter 689-2 Special Needs home creation project is in the design phase along with the sewage ejector pump project at Chestnut Manor.

The parking lot repavement project at Drake Village is in the planning phase.

The Air Source Heat Pump project at the Hauser building is scheduled to begin in the next month or so.

The Senate released Senate Bill 2834 “An Act Relative to the Affordable Homes Act with a total of \$5.2 billion in capital authorizations.” Within this bill are \$2 billion in authorizations for public housing modernization.

Mr. Nagle thanked Senator Friedman and her colleagues for their commitment to providing these funds for state public housing.

The Arlington Housing Authority has completed inspections at Chestnut Manor. Property Management is in the process of completing work orders and reinspections created by the inspections.

The Arlington Housing Authority met with Burgess Pest Management and Ms. Badilla again this past month to discuss the success of ongoing treatment methods. Burgess was able to showcase the decrease in the rat population.

The Arlington Housing Authority hosted its annual cookouts and celebrated its 75th anniversary at each of the Senior Housing Development is past month. We will celebrate our 75th anniversary with the residents of Menotomy Manor at National Night Out during the first week of August.

The Arlington Housing Authority participated in the Arlington Pride Event as a Community Partner on June 22nd at the Town Hall.

The Arlington Center for the Arts has completed its programming for this year. They will be starting new programming in the fall.

Residents at Drake Village are participating in the creation of a mosaic and mural as part of the Creative Placemaking project. We plan to unveil this work sometime in the fall.

Cambridge Savings Bank is providing budgeting, credit, and scam training at each of our developments over the coming months.

Fidelity House continues to provide programming for Menotomy Manor residents.

Resident Services Coordinator, Tricia Horgan, as well as the property managers continue to work with residents to assist them in applying for rental assistance, utility assistance and other assistance.

The Arlington Housing Authority has hired a part-time Accounts Payable/Receivable Clerk, Lucille Capone

We are also currently in the process of hiring a new part-time Resident Services Coordinator. Karen Peterson left the AHA this past month for a full-time opportunity.

Mr. Nagle wished her the best of luck and thanked her for all the work she has done for the residents over the past several months.

Ms. Preston wanted to know if there could be two full-time Resident Services Coordinators.

Mr. Nagle said he is looking into additional funding sources for it.

EOHLC Public Housing Notices 2024-07 & 2024-08

Mr. Nagle provided an overview of the updates and that they are required by EOHLC. The AHA is complying with these changes, which includes notifying residents.

Approval of Internal Controls Policy

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Internal Controls Policy.

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

Approval of Investment Policy

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Investment Policy.

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

Approval of First Amendment to Antenna Lease Agreement with T-Mobile for Hauser Building Roof

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the First Amendment to Antenna Lease Agreement with T-Mobile for Hauser Building Roof.

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

Approval to Return ARPA Funding to the Town of Arlington in the amount of \$35,000.00

Mr. Connor said that this is tabled until July 15, 2024. He asked for a motion to authorize Mr. Nagle to return the funds if a proposal is not provided by this deadline. If Ms. Preston has a proposal, it will be reviewed at the July 15, 2024 meeting.

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to authorize Mr. Nagle to return the \$35,000 to the Town of Arlington if Ms. Preston does not have a proposal by July 15, 2024.

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

Acceptance of CPA funding in the amount of \$200,000.00 for the Ch. 689-2 Special Needs Home Creation Project, EOHLC Project #010127

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Accept CPA funding in the amount of \$200,000.00 for the Ch. 689-2 Special Needs Creation Project, EOHLC Project #010127.

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

Approval of Low Bidder and Award of Contract to Kneeland Construction Corp. for Arlington Housing Accessible Bathroom Renovation and Metal Stair Guard Project, Donnelly House 689-1, EOHLC Project #010135 in the amount of \$139,000.00

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Low Bidder and Award of Contract to Kneeland Construction Corp. for Arlington Housing Accessible Bathroom Renovation and Metal Stair Guard Project, Donnelly House 689-1, EOHLC Project \$010135 in the amount of \$139,000.00.

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

Approval of Proposed Change Order (PCO) Requests 003 through 005 for the Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4, EOHLC Project #010108 totaling in the amount of \$59,553.00.

- a. PCO 003 in the amount of \$813.00
- b. PCO 004 in the amount of \$3,603.00
- c. PCO 005 in the amount of \$55,137.00

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) Requests 003 through 005 for the Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4, EOHLC Project #010108 totaling in the amount of \$59,553.00

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

Approval of Regular Meeting Minutes of 5/16/2024

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Regular Meeting Minutes of 5/16/2024.

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

Public Participation

Local Tenants Organizations – Presidents Reports on Tenant Activities

Doreen Curley said that they are celebrating a national hot dog dinner. They are having an ice cream party and a pizza party in August.

General Public

NONE

Motion to Adjourn

Upon a motion made by Mr. Mitropoulos 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 July 15, 2024

