

**Arlington Housing Authority
Regular**

Minutes

July 15, 2024, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:03 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 July 10, 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 updates on capital projects and other work taking place at the AHA.

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 Sewage Ejector Pump Project at Chestnut Manor is in the design phase.

The Ch. 689-2 special Needs Home Creation Project is in the design phase.

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.

Mr. Nagle indicated that the contract paperwork is being finalized with EOHLC and Kneeland Construction related to the First Floor Bathroom upgrade Project at the Donnelly House.

Mr. Nagle indicated that the Arlington Housing Authority will be receiving two EV Chargers at no cost to the AHA from Commonwealth Green Low Income Housing Coalition.

The Arlington Housing Authority will celebrate its 75th anniversary with the residents of Menotomy Manor at National Night Out on August 6, 2024. Mr. Nagle indicated that Tricia Horgan and Lynne Sullivan have done a great job working with the APD as well as other agencies that will host tables at this event.

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 development over the coming months.

Mr. Nagle also indicated they are currently interviewing candidates for the part-time Resident Services Coordinator position.

Ms. Preston asked if the Arts are going to other buildings.

Mr. Nagle said that it depends on the funding.

Ms. Preston asked about getting a second full-time Resident Services Coordinator.

Mr. Nagle said that he will continue to look into funding sources that could help make this happen.

Approval of Budget Revision for 400-C Program for Fiscal Year Ending 9/30/2024

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted to Approve the Budget Revision for 400-C Programs for Fiscal Year Ending 9/30/2024.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
Gaar Talanian	X	

Jo Anne Preston	X
Fiorella Badilla	X

Approval to Adopt CHAMP Affirmative Action Goal and Placement Rate in accordance with EOHLC Guidelines Outlined in PHN 2021-14

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Adopt CHAMP Affirmative Action Goal and Placement Rate in accordance with EOHLC Guidelines Outlined in PHN 2021-14.

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

Consideration of Proposal for Alternative Use for the \$35,000 in ARPA Funding Provided by the Town of Arlington for the Purchase of a Van

Mr. Connor said that if the Town approves this proposal, the AHA will have no obligation related to the Council on Aging van.

Mr. Connor said that we have to give the money back to the Town and we can recommend they give it to the Council on Aging.

Ms. Preston said that we need a better process to sign up for the van and to have access to the van. She said the van could help residents better utilize benefits like SNAP or other local resources.

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted to Approve the Proposal for Alternative use for the \$35,000.00 in ARPA Funding Provided by the Town of Arlington for the Purchase of a Van.

	<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 005, 006 and 007 for the Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4, EOHLC Project #010108

- a. PCO 005 in the amount of \$60,295.01
- b. PCO 006 with credits in the amount of -\$52,100.00
- c. PCO 007 with credits in the amount of -\$5,462.00

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Requests 005, 006 and 007 for the Arlington Housing Authority Roof Replacement Project, Hauser Building 667-4, EOHLC Project #010108.

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

Approval of Certificate of Final Completion for Arlington Housing Entry Door Improvement Project, Drake Village Cottages 667-1, EOHLC Project #010105

This was tabled until the next Board Meeting.

Acceptance of CDBG Funding in the amount of \$200,000.00 for the Drake Village Parking Lot Repavement Project, EOHLC Project #010130

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Accept the CDBG Funding in the amount of \$200,000.00 for the Drake Village Parking Lot Repavement Project, EOHLC Project #010130.

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

Acceptance of CDBG Funding in the amount of \$2,000.00 for the Operation Success Program

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Accept the CDBG funding in the amount of \$2,000.00 for the Operation Success Program.

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

Approval of Housing Choice Voucher Public Hearing Minutes of 6/26/2024

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Housing Choice Voucher Public Hearing Minutes of 6/25/2024.

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

Approval of State Annual Plan Public Hearing Minutes of 6/26/2024

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the State Annual Plan Public Hearing Minutes of 6/26/2024.

	<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 6/26/2024

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Regular Meeting Minutes of 6/26/2024.

	<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, President of the Winslow Towers Tenants Association, said that they are having a hot dog dinner on Wednesday at 6PM. They are also doing bingo on Friday. They are going to have an ice cream party and a pizza party in August.

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

Next meeting will be decided later.