

**Arlington Housing Authority
Regular**

Minutes

August 21, 2024, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:05 P.M. 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 August 16, 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 Drake Village Cottage Door Replacement Project is Complete.

The Electrical Panel and load Center Replacement Project at the Hauser Building is complete with the exception of some punch list items that have been identified by Nangle Engineering.

The Hauser Roof Replacement Project is complete with some exceptions.

Work has begun on the switchgear replacement portion of the Chestnut Manor Electrical Upgrade project.

The Window Replacement and Envelope Repair Project at Menotomy Manor is out to bid.

The 689-2 Special Needs Home Creation Project and Sewage Ejector Pump Project at Chestnut Manor are in the design phase.

The Parking Lot Repavement Project at Drake Village is in the planning phase.

The Arlington Housing Authority has issued an Invitation for Bids for a service and maintenance contract for the Air Source Heat Pumps that have been installed.

The Arlington Housing Authority has received two EV Chargers at no cost to the AHA from Commonwealth Green Low Income Housing Coalition.

Inspections at Winslow Towers have been completed and work orders and reinspections are in the process of being completed.

Ms. Sullivan is in the process of completing annual rent recertifications for family housing residents.

The Arlington Housing Authority partnered with the Arlington Police Department to hold the annual National Night Out event earlier this month. The families at Menotomy Manor indicated that they enjoyed the cookout and event.

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. Mr. Nagle indicated that the AHA plans to unveil this work sometime in the fall.

The 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 Service 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.

We have hired a new part-time Resident Service Coordinator, Bianca Levarity. She is scheduled to start early next month.

Mr. Talanian wanted to know if the carpet was replaced at Drake Village.

Mr. Nagle said we made the necessary repairs through that EOHLC Project, but did not have sufficient funds to replace all of the carpeting.

Approval of Close Citizens Bank 667 Services Trust Account and Transfer All Funds to the Cambridge Savings Bank 667 Services Trust Account

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted to Approve the Closing of Citizens Bank 667 Services Trust Account and Transfer all Funds to the Cambridge Savings Bank 667 Services Trust Account.

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

Approval of License Agreement with Roman Catholic Archbishop of Boston, a Corporation Sole on behalf of Arlington Catholic High School

This was tabled.

Approval of Update to Personnel Policy

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted to Approve the Update to the Personnel Policy.

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

Approval of Parking Policy

Mr. Connor requested that the Parking Policy add an additional registration requirement that resident vehicles must be listed as garaged in Arlington.

Mr. Nagle suggested that there be a one-year grace period to become in compliance with this.

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve of the Parking Policy with this additional language.

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

Jo Anne Preston	X
Fiorella Badilla	X

Approval of Designer Services Contract with Reverse Architecture in the amount of \$15,000.00 for the Drake Village, 667-1, Maintenance Garage Exterior Renovation Project, EOHLC Project #010138

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Designer Services Contract with Reverse Architecture in the amount of \$15,000.00 for the Drake Village, 667-1, Maintenance Garage Exterior Renovation Project, EOHLC Project #010138.

	<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 for Arlington Housing Authority Panelboard and Load Center Replacements Project, Drake Village Cottages 667-4, EOHLC Project #010114.

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 for Arlington Housing Authority Panelboard and Load Center Replacements Project, Drake Village Cottages 667-4, EOHLC Project #010114.

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

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

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Certificate of Final Completion for Arlington Housing Authority Entry Door Improvement Project, Drake Village Cottages 667-1, EOHLC Project #010105.

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

Gaar Talanian	X
Jo Anne Preston	X

Approval of Regular Meeting Minutes of 7/15/2024

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 7/15/2024.

	<u>Yes</u>	<u>No</u>
Brian Connor	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 do not have anything on the agenda. She said that they are getting ready for their meeting starting in September.

General Public

NONE

Motion to Adjourn

Upon a motion made by Ms. Badilla and seconded by Ms. Preston, 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	

Next Meeting is September 18, 2024.