

**Arlington Housing Authority
Regular**

Minutes

March 25, 2026, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:04 P.M. by Mr. Connor.

Roll Call

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

Absent:

Also Present: John Nagle, Executive Director, John Greco, Attorney & Rita Schwantes, Attorney

Notice to Town Clerk

Notice of this meeting was delivered electronically March 19, 2026 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

Mr. Nagle said that Secretary Augustus left EOHLC this past month. He is being replaced by Juana Matias, who previously served as the HUD Regional Administrator for New England under the Biden Administration.

He also indicated that EOHLC appointed a new Undersecretary of Public Housing and Rental Assistance, Danielle Bastarache, who previously served as the Deputy Assistant Secretary for the HUD Office of Public Housing and Voucher Programs.

Mr. Nagle gave an update on the Capital Projects that are underway, in the design phase or are in the planning phase.

The Ventilation and Fan upgrade Project at the Hauser Building is nearly completed. The designer is working on a solution that will address the vibrations on the top floor.

The Hauser Buildings Water Main replacement project has been completed.

The AHA, EOHLIC, and LiRo Hill met with the contractor, Levangie Electric Company, for the preconstruction meeting for the Winslow Towers Fire Alarm Upgrade Project this past month.

The preconstruction meeting for the Drake Village parking lot project is being scheduled for early April.

The Elevator Upgrade Project at Chestnut Manor is in the design phase.

The Chestnut Manor Entry Door Upgrade Project is in the design phase.

The Cusack Terrace Community Room Air Source Heat Pump project is in the design phase.

The Menotomy Manor Window Air Source Heat Pump and Electrification of DHW's and Stoves Pilot Project is in the design phase.

The Hauser Building's Public Bathroom Accessibility Improvement Project is in the design phase.

The Solar Panel installation projects at Chestnut Manor, Cusack Terrace and at the Drake Village Garage are in the investigative phase.

Mr. Nagle indicated that the high-speed internet upgrade project as well as the digital navigation, education and other services will be starting in the coming weeks and months. We are working with the contractor to confirm the next steps and will be working with residents to ensure they are informed prior to any work being completed in their units.

The AHA, New Ecology, and EOHLIC have identified a solution for hot water heaters at Winslow Towers. The electrician and plumber working through New Ecology are already in the process of completing that work. The work will be completed by the end of the week.

EOHLIC completed its five-year Facility Conditions Assessment for the Arlington Housing Authority this past month.

The insurance adjuster has hired Vareika Construction to complete the restoration work needed at Cusack Terrace.

Property Managers are currently completing rent redeterminations at our Senior Housing Developments. New rents will be effective May 1, 2026.

Mr. Nagle indicated that the Arlington Housing Authority started working with a vendor, Housing AI, to add an AI chatbot on our website. This chatbot provides improved accessibility for those visiting our website including the ability to converse with the user in their native language.

The AHA will be receiving the McClennan Award from the Arlington Center for the Arts (ACA) at their event on April 11th.

The first digital navigation boot camp courses will begin the week of March 30th at each development. MACIR, Inc. will be providing this training via the MBI RANGE Grant. Residents that complete the training/certification will be eligible to receive a laptop (Limited to-One Laptop per Household).

Our SSP Coordinator, Bianca Levarity, has indicated that she will be enrolling her tenth participant this month.

The AHA continues to partner with the Arlington Fire Department to deliver resident safety, preparedness, and awareness courses.

The AHA will be receiving NALOX Boxes from the Town of Arlington.

The AHA is working with Arlington EATS to create a mini food market at Drake Village, which will increase on-site access to fresh and healthy food options and reduce food insecurity barriers for residents.

The AHA hired a new property manager, Michael Meggett, this past month.

We have started the screening and interview process for the Human Resources Manager position.

I have started reviewing resumes for the Deputy Executive Director role.

Update on c. 689-2 Special Needs Home

Mr. Nagle provided an update on the c. 689-2 Special Needs Home. He indicated that the project cannot move forward at the Chestnut Manor site due to funding gaps caused by the high costs associated with building at this site.

He also indicated that there could be alternative location to build it. He said that he has had conversations with representatives from Mass. DOT about them transferring surplus property to the AHA for the purpose of building this affordable housing. He anticipates that this would address the high cost for site work and allow the project to move forward.

Mr. Mitropoulos asked where the property is located?

Mr. Connor said it is off of Appleton Street.

Approval of the Final Version of the Memorandum of Understanding (MOU) and Access Agreement between Arlington Housing Authority and Planning Office of Urban Affairs, Inc. (POUA) for the Redevelopment of the Drake Village Cottages as well as Authorization for the Executive Director to Sign and Implement the MOU & Access Agreement

Board Members engaged in discussion concerning the MOU. Attorney Schwantes provided answers and clarification concerning questions that were raised during this discussion by the Board.

Ms. Badilla and Ms. Preston requested additional time to review the MOU.

Mr. Talanian requested that the Board be provided with an additional week to review the MOU and raise questions to Mr. Nagle and Attorney Schwantes.

Mr. Connor confirmed that the Board would table this item for a future meeting and directed Board Members to submit questions to Mr. Nagle and Attorney Schwantes.

Approval of Internal Key Management Policy and Acknowledgement

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve of the Internal Key Management Policy and Acknowledgement.

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

Approval of Update to Pet Policy and Procedures

Ms. Preston asked if the policy that they received is the existing policy.

Mr. Nagle said it is an update to the already approved Pet Policy. He also indicated that the update to the policy is to add language concerning service animals and emotional support animals.

Ms. Preston said the Senate just passed a pet policy for housing. The house is still debating the weight of the dog. She indicated that she wanted to bring this to the Board's attention since it could impact this policy, if approved and implemented.

Ms. Badilla asked if the vote could wait until after the State Legislature finishes their process.

Mr. Nagle indicated that the only section that is being updated as part of this vote is to add language concerning the process to request an emotional support animal or service animal. The sections concerning wait or other restrictions are already in effect through the existing approved Pet Policy.

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

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

Approval of Memorandum of Understanding with Arlington Eats for the Drake Village Mini Market.

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the Memorandum of Understanding with Arlington Eats for the Drake Village Mini Market.

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

Approval of Three-Year Contract with Motorola Solutions for the Rave Mobile Safety Platform Effective October 1, 2026

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve of the Three-Year Contract with Motorola Solutions for the Rave Mobile Safety Platform Effective October 1, 2026.

| | <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) Request 0001 for the Arlington Housing Authority Sewage Ejector Pump Relocation Replacement Project, Chestnut Manor 667-2, EOHLC Project #010136 in the amount of \$72,470.60

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) 0001 for the Arlington Housing Authority Sewage Ejector Pump Relocation Replacement Project, Chestnut Manor 667-2, EOHLC Project #010136 in the amount of \$72,470.60.

| | <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 Substantial Completion, Maintenance Garage Siding, Soffit, Fascia and Gutter Replacement Project, 667-1, EOHLC Project #010138

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Certificate of Substantial Completion, Maintenance Garage Siding, Soffit, Fascia and Gutter Replacement Project, 667-1, EOHLC Project #010138.

| | <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 Substantial Completion, Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLC Project #010116

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla, it was unanimously voted in favor to Approve the Certificate of Substantial Completion, Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLIC Project #010116.

| | <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, Deep Energy Retrofit Phase 1:
Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLIC
Project #010116**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Certificate of Final Completion, Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLIC Project #010116.

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

**Approval to Submit Application for LISC Climate Ready Housing for Cusack
Terrace**

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve to Submit Application for LISC Climate Ready Housing for Cusack Terrace

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

Approval to Submit Appropriations Request to Senator Markey’s Office for Cusack Terrace

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve to Submit Appropriations Request to Senator Markey’s Office for Cusack.

| | <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 2/18/26

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 2/18/26.

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

Public Participation

- a. Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Curley, President of the Winslow Towers Tenant Association, said that they will be coloring eggs for Easter. They are also going to be having their first meeting for plantings.

Steve Dudek, President of the Drake Village Tenants Association, said that they had a Valentine’s Day and St. Patrick’s Day party and will have one for Easter as well.

General Public

Lisa Hersey from Menotomy Manor said that she didn't know about the Pet Policy. She wanted to know if the Housing Authority is going to enforce it. She said that she is concerned about her neighbors.

Mr. Nagle indicated the sections of the Pet Policy that were being updated at tonight's meeting were regarding emotional support animals and service animals. He further indicated that residents she is referring to may have already gone through the reasonable accommodation process. The AHA will be reviewing those files to determine what steps and actions need to be taken, if applicable, with residents on a case by case basis.

Motion to Adjourn

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to adjourn the 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 April 22, 2026