

**Arlington Housing Authority
Regular**

Minutes

July 19, 2023, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:10 by Mr. Connor.

Roll Call

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

Absent: Gaar Talanian

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

Notice to Town Clerk

Notice of this meeting was delivered electronically July 17, 2023 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

Mr. Nagle brought the Board up to date on the ongoing projects we have going on and the projects that will be starting soon.

Ms. Preston was talking about the by-laws and said that these by-laws should be checked out by the State.

Mr. Connor said that an LTO cannot just disband the association. He said that the individuals at Menotomy Manor basically stepped down. He said that the only entity that can shut the LTO down is EOHLC.

Ms. Preston said that it is important that we contact the state about the state regulations governing the disbanding of a tenants organization.

Mr. Mitropoulos said the LTO has not been disbanded. He said that people just stepped down.

Mr. Connor requested that Mr. Nagle send the MOU out to the Board.

Mr. Greco spoke about bylaws and regulation. He said that officers cannot disband the organization.

Ms. Preston said we need to check with the State. She said it is important to check this out.

Recognition of Drake Village Tenants Association

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously to Recognize the Drake Village Tenants Association.

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

Approve for Board Chair to Negotiate, Approve and Obtain a Three-Year Contract with Jack Nagle as Executive Director for the Arlington Housing Authority

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla, it was unanimously voted in favor to Approve the Board Chair to Negotiate, Approve and Obtain a Three-Year Contract with Jack Nagle as Executive Director for the Arlington Housing Authority.

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

Approval of Budget Revision for 400-C Program for Fiscal Year Ending 9/30/23

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the Budget Revision for 400-C Program for Fiscal Year Ending 9/30/23.

	<u>Yes</u>	<u>No</u>
Brian Connor	X	
Nicholas Mitropoulos	X	
JoAnne Preston	X	
Fiorella Badilla	X	

Approval of MacRitchie Engineering Inc. Designer Services Contract in the amount of \$29,600.00 for the Hauser Building, 667-4, Exhaust Fan & Air Handler Upgrade Project, EOHLIC Project #010118

Upon a motion made by Ms. Preston and seconded by Ms. Badilla it was unanimously voted in favor to Approve MacRitchie Engineering Inc. Designer Services Contract in the amount o \$29,600.00 for the Hauser Building, 667-4, Exhaust Fan & Air Handler Upgrade Project, EOHLIC Project 010118.

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

Approval of Low Bidder and Award of Contract to Capeway Roofing System, Inc. for Arlington Housing Roof Replacement Project, Hauser Building 667-4, EOHLIC Project #010108 for Base Bid and both Alternates totaling \$1,155,600.00

- a. Base Bid in the amount of \$900,900.00**
- b. Alternate 1 in the amount of \$230,100.00**
- c. Alternate 2 in the amount of \$24,600.00**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla, it was unanimously voted in favor to Approve the Low Bidder and Award of Contract to Capeway Roofing System, Inc. for Arlington Housing Roof Replacement Project, Hauser Building 667-4, EOHLIC Project #010108 for Base Bid and both Alternates totaling \$1,155,600.00.

- a. Base Bid in the amount of \$900,900.00
- b. Alternate 1 in the amount of \$230,100.00
- c. Alternate 2 in the amount of \$24,600.00

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

Approval of Proposed Change Order (PCO) Request 0001 and 0002 for the Arlington Housing Authority Fire Alarm & FPE Load Center Replacement Project, Drake Village Cottages 667-1, EOHLIC Project #010109

- a. PCO 0001 totaling \$30,923.18
- b. PCO 0002 credit totaling \$(2,500.00)

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Request 0001 and 0002 for the Arlington Housing Authority Fire Alarm & FPE Loan Center Replacement Project, Drake Village Cottages 667-1, EOHLIC Project #010109.

- a. PCO 0001 totaling \$30,923.18
- b. PCO 0002 credit totaling \$(2,500.00)

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

Approval of Proposed Change Order (PCO) Request 0009 for the Arlington Housing Authority Creative Place Making Project, Drake Village Cottages 667-1 & Hauser Building 667-4, EOHLIC Project #010103 with a credit totaling \$(6,800.00)

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve Proposed Change Order (PCO) Request 0009 for the Arlington Housing Authority Creative Place Making Project, Drake Village Cottages 667-1 & Hauser Building 667-4, EOHLIC Project #010103 with a credit totaling \$(6,800.00).

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

Approval of Amendment #1 to EOHLIC Contract of Financial Assistance to Accept an Additional \$193,773.00 for the AHA's EOHLIC Target ARPA Award

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve Amendment #1 to EOHLIC Contract of Financial

Assistance to Accept an Additional \$193,773.00 for the AHA's EOHLC Target ARPA Award.

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

Approval to Complete the Asset Disposition Process for 2009 Bobcat Tractor by Selling to the Highest Bidder or if the Highest Bidder Refuses Selling to the Next Highest Bidder in Accordance with Bid Documents

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted to Approve to Complete the Asset Disposition Process for 2009 Bobcat Tractor by Selling to the Highest Bidder or if the Highest Bidder Refuses Selling to the Next Highest Bidder in Accordance with Bid Documents.

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

Approval to Complete the Asset Disposition Process for 2014 CAM Utility Trailer by selling to the Highest Bidder or if the Highest Bidder Refuses Selling to the Next Highest Bidder in accordance with Bid Documents

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve to Complete the Asset Disposition Process fir 2014 CAM Utility Trailer by selling to the Highest Bidder or if the Highest Bidder Refuses Selling to the Next Highest Bidder in accordance with Bid Documents.

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

Approval of Regular Meeting Minutes of 6/21/2023

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston, it was unanimously voted to Approve the amended Regular Meeting Minutes of 6/21/2023.

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

Approval of Annual Plan Hearing Minutes of 6/21/2023

Upon a motion made by Ms. Preston and seconded by Mr. Mitropoulos it was unanimously voted to Approve the Annual Plan Hearing Minutes of 6/21/2023.

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

Approval of HCV Annual Hearing Minutes of 6/29/2023

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted to Approve the HCV Annual Hearing Minutes of 6/29/2023.

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

Approval of Special Meeting Minutes of 6/29/2023

Upon a motion made by Ms. Preston and seconded by Mr. Mitropoulos it was unanimously voted to Approve the Special Meeting Minutes of 6/29/2023.

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

Public Participation

Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Tenant President at Winslow Towers said they are holding up on any activities because some of the tenants have Covid.

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	
Nicholas Mitropoulos	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

Next meeting is August 16, 2023.