

**Arlington Housing Authority  
Regular**

**Minutes**

**December 18, 2024, at 7:00 PM**

**Call to Order**

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

**Roll Call**

Present: Brian Connor,  
Nicholas Mitropoulos and  
Jo Anne Preston

Absent: Gaar Talanian and Fiorella Badilla

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

**Notice to Town Clerk**

Notice of this meeting was delivered electronically December 13, 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 Air Source Heat Pump Project is underway at the Hauser Building.

Jupiter Electric and Eversource are working to complete the outstanding work for the new transformer. The Switchgear is expected to arrive in January 2025.

Kneeland Construction said the materials for the first-floor bathroom project will arrive in approximately six weeks.

Vareika Construction is completing the final submittals and a mockup for the windows at Menotomy Manor.

The pre-construction meeting was held for the ventilation and Fan Upgrade Project at the Hauser Building.

Chapter 689-2 Special Needs Home Creation Project is in the design phase.

The Sewage Ejector Pump Project at Chestnut Manor is in the design phase but is anticipated to go out to bid the next month or so.

The Fire Alarm System Upgrade Project at Winslow Towers is in the design phase.

The Parking Lot Replacement Project at Drake Village is in the design phase.

Mr. Nagle also said that Santa returned to Menotomy Manor for the annual Holiday event. It was a great event made possible through the hard work of the property Manager, Lynne Sullivan, Resident Service Coordinator, Patricia Horgan, APD, AFD and other volunteers.

Mr. Nagle also noted that every child was given a toy by Santa. This would not have been possible without the help and generosity of; Toys for Tots, Steve McKenna, Playtime, Inc., Saint Vincent DePaul, Santa Cause, Food Link, and others.

Mr. Nagle also indicated that current and former members of the Select Board, AHA Board Members/Staff, Greeley family members and other volunteers will be caroling at Winslow Towers and Drake Village this week. He said that the first event at Winslow Towers went great and that the Select Tones founder and former Select Board Member, Kevin Greeley, would be proud.

Mr. Nagle also indicated that the AHA is working with ACMi on potential opportunities in which we can provide educational resources to our residents. We are also looking into ways in which we can raise awareness about our programs and the application process. Michael Armanious has been instrumental in creating and growing these opportunities.

Arlington Center for the Arts is continuing to provide its programming at Winslow Towers, Chestnut Manor, and Cusack Terrace.

Mary's Cradle part of St. Vincent De Paul has started providing diapers at Menotomy Manor.

Mount Auburn is continuing to provide Health Education Seminars at our Senior Developments.

The Arlington Police Department is providing Fraud, Safety and Security Classes at our developments.

The Arlington Fire Department is providing fire prevention and safety classes at the developments.

Fidelity house, Operation Success and Family Access continue their programming at Menotomy Manor.

Mr. Nagle also provided an update that he has hired a new Tenant Selector, Felicitia Perdomo Cruz. She has extensive experience at Barkan Management Company, Inc. and will be a great asset to our team.

**AHA Charitable Foundation 2024 Donations and Update**

Mr. Connor said that the Charitable Foundation has been designated as tax exempt entity. He said that three of the Board Members have made a \$1,000.00 donation. He is hoping to increase awareness to encourage others to donate.

Mr. Connor said the purpose is to support the health and welfare of AHA residents.

Ms. Preston said this screen clinic is needed more than ever. She said that Food Link hires a consultant that creates a donor list to help encourage donations. She asked about creating more of a link between the AHA and the Charitable Foundation in terms of staffing.

Mr. Connor said with limited funds, the Charitable Foundation is staffed by volunteers. We will not have the funds to hire staff.

Ms. Preston asked about setting up a meeting at the beginning of the year.

Mr. Connor said that an annual meeting will be scheduled in January.

**Approval of Amendment #14 to EOHLIC Contract of Financial Assistance to Accept an Award of \$2,000,000.00 in HILAPP Funding and \$947,257 in Formula Funding for FY 2027**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve Amendment #14 to EOHLIC Contract of Financial Assistance to Accept an Award of \$2,000,000.00 in HILAPP Funding and \$947,257 in Formula Funding for FY 2027.

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

**Approval of Submission of Community Development Block Grant Application for Chestnut Manor Parking Lot and Walkway Repaving Project**

Upon a motion made by Ms. Preston and seconded by Mr. Mitropoulos it was unanimously voted to Approve the Submission of Community Development Block Grant Application for Chestnut Manor Parking Lot and Walkway Repaving Project.

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

**Approval of Regular Meeting Minutes of 11/20/2024**

Upon a motion made by Ms. Preston and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Regular Meeting Minutes of 11/20/2024.

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

**Public Participation**

**Local Tenants Organizations – Presidents Reports on Tenant Activities**

Doreen Curley, President of the Winslow Towers Tenants Association, said she is starting a new brunch event. She said that the Christmas dinner was a success. She said that Mr. Talanian had shown up at the party.

Stephen Mitchell, President of the Drake Village Tenants Association, said that getting the LTO started has been going well. He said that the attendance has been great. He is planning to have a Holiday dinner at Drake Village. He thanked Mr. Nagle for all his help.

Ms. Preston said that Drake is the only place that does not have food delivered by Food Link.

Mr. Mitchell is trying to get that back. He has asked Doreen from Winslow Towers for help with that.

Mr. Nagle said that he will introduce Mr. Mitchell to representatives from Food Link.

Heidi Hollingsworth, President of the Cusack Terrace Tenants Association, said that they have crafts going on. They are showing movies for the Holiday season. She said that it is good to see people stepping up and working hard.

Mr. Connor said that the Christmas Tree looks great at the window at Cusack Terrace.

**General Public**

NONE

**Motion to Adjourn**

Upon a motion made by Ms. Preston and seconded by Mr. Mitropoulos it was unanimously voted in favor to adjourn the meeting.

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

Next Meeting is January 15, 2025.