

**Arlington Housing Authority
Regular Meeting**

Minutes

December 16, 2020 at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:03 P.M. by Mr. Mitropoulos.

Roll Call

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

Also Present: John J. Griffin, Executive Director
John Greco, Attorney and
Richard Conlon

Notice to Town Clerk

Notice of this meeting was delivered electronically on January 13, 2020 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Appointments

Local Tenants Organizations

Pamela Hauser, President of Winslow Towers congratulated Fiorella as the new Board Member. Pamela said they are having problems getting quarters to do laundry. She also wished everyone Happy Holidays.

Mariann, Hauser Building, congratulated Fiorella on her appointment as the new Board Member. She said that the maintenance men are doing a great job. She said she wanted to acknowledge Chris Partridge. She said that some tenants are dropping food and they are feeding the mice.

General Public

Pat Dunleavy at Cusack Terrace said that she brought up issues at the Presidents meeting.

Regina Pontes thanked John for taking care of the mice problem. She said that she hopes there is a new election for a President.

Mr. Griffin thanked Regina. Pat Dunleavy is still the President until there is a new President voted in.

Regina Pontes thanked Mr. Griffin for clearing that up.

Mr. Griffin said that the AHA does not get involved in the elections.

Cathy said that the League of Women's voters will not allow to have an election until Covid-19 is done.

Ellen Leigh wanted to know why they cannot have an election until Covid-19 is done.

Mr. Mitropoulos said that someone has to oversee the election.

Mrs. Preston said that she checked with Donna Brown at Mass. NAHRO and she said that as long you follow Covid-19 restrictions are obeyed.

Mr. Greco he would have to check the bylaws and the Covid-19 restrictions.

Mrs. Preston said that Menotomy Manor has not had a Local Tenant organization in 9 years. They have no one. It is essential to have one.

Mr. Mitropoulos said that if we follow Covid-19 regulations and bylaws they can do it.

John Ward, Winslow Towers, congratulated Fiorella on her election. He said that it took a while for him to get on the website. He said that the information on the website is about ten years old. He wants someone to look at it.

Mr. Griffin said that he is the only one that updates the website. He said that we deal on a person-to-person basis.

John Ward said that we need communication on the website. He said there is no excuse that you do this.

Rachel, Menotomy Manor, wants to apologize for her behavior at the last Board Meeting. She said that she moved to another apartment and the heat is ridiculous. She has the heat on 74 and it is only 68 degrees. Can the AHA do something about this.

Mr. Griffin said in 2007 and 2009 we put 2 million dollars into Menotomy Manor. We had the buildings insulated.

Rachel said that she does not think this is enough. She said it would be nice to work with the AHA.

Mr. Griffin said that about \$900,000.00 was put in for insulation. The walls at the bricks are not insulated.

Rachel said that it is cold in the apartment.

Fiorella said there is a lot of wind. She said she would work on this issue.

Rachel said she thinks that the mice are coming in the cracks.

Mr. Mitropoulos said that it takes money to do this.

Mr. Griffin said two or three years ago we replaced every heating system at Menotomy Manor. We are doing what we can. He said the bricks should be insulated.

Sheri wants to congratulate Fiorella on her appointment. Sheri wanted to know why is the Board loading Fiorella with these projects.

Mr. Mitropoulos welcomed Fiorella to the Board.

Ms. Badilla appreciates everyone. She said that she is happy to help.

Sheri wanted to know why all the other buildings have an LTO and Menotomy Manor does not.

Mr. Griffin said that people that live at Menotomy Manor have two or three jobs. We look forward to having an LTO at Menotomy Manor. Mr. Griffin said that Janet Doyle is doing a great job.

Mr. Mitropoulos wanted to know who is responsible for the election at Menotomy Manor.

Mr. Greco said that the AHA cannot take a part in the election.

Mrs. Preston said that it is disappointing that for nine years there has not been an LTO. She said that you can encourage the tenant association.

Mr. Mitropoulos said we did not discourage. He said that no one came forward to do it. It must be a team. We will encourage an LTO at Menotomy Manor. Someone has to step up. Mr. Mitropoulos said that he will ask the League of Women's Voters.

Cathy asked if there are women that have children and work two jobs at Menotomy Manor. She does not see how one can work.

Mr. Mitropoulos said we will encourage the LTO at Menotomy Manor. Now it is up to the tenants to have an LTO.

Rachel said that she is glad that Mr. Mitropoulos is encouraging an LTO.

Mariann Donovan said that it is great that people are here, and she does not like outsiders say things against the AHA.

Vanessa thanked the AHA for their help. She said that Sheri is trying to fight for the tenants.

Mr. Mitropoulos said that this does not work if we fight against each other.

Ms. Badilla wants to help out at Menotomy Manor. She said they have not received any e-mails.

Mr. Griffin said they do the holiday gifts. The holiday is for children.

Ms. Badilla wanted to know what age.

Mr. Griffin said that Mrs. Doyle can answer that.

Cathy said that her daughter lives at Menotomy Manor.

Elaine Shea congratulated Ms. Badilla. There is a difference on encouraging. The Board should reach out. She said they are not at Menotomy Manor.

Ellen Leigh said that Cusack Terrace would like portable heaters to put on the patio. It is a way to gather outside. She said the heaters cost between \$200.00 to \$400.00.

Mr. Griffin said he would look into this.

Ellen wanted to know if the LTO will be getting any yearly distribution.

Mr. Griffin said we give an allocation to the LTO, \$6.00 per unit. It was \$3.00 per unit. The funds are not for parties and dinners. This Board has been very generous in giving money to the Tenant Association.

Mr. Connor said we need to move forward. He wants to put liaisons at the Buildings.

Ellen Leigh said that this has been a different year. We were not able to spend time with friends. She would like consideration. She said that Ron Valeri is the full-time maintenance person. She said that there is extra cleaning and there is a rodent problem.

Mr. Griffin said that Ron is a full-time person.

Ellen Leigh said he is not there all the time.

Mr. Griffin said sometimes we have to pull men to do different things.

Mrs. Preston said since Menotomy Manor does not have a President can they have a representative there.

Mr. Griffin said we have the people go to the President's with their issues.

Mr. Connor said we haven't taken a huge step. He said to let the new Board member take care of this.

Pat Dunleavy said something about maintenance parking in tenants' spaces. Ron is parking in the tenants parking spaces.

Mr. Griffin said that there is no assigned parking at Cusack Terrace.

Project Updates

We had a fire at Chestnut Manor on the third floor. Someone threw a cigarette butt down the chute. We had water damage. Hot water tanks have to be replaced. There were no injuries. Our staff and the fire department did a great job.

Winslow Tower windows are being delivered and will be installed in March.

Drake Cottages will go out to bid. Put application for \$381,000.00 to one million to do all buildings. If we do not receive this money, we can do 4 buildings.

Jack and Jennifer did a great job in getting the grant.

New roof at Cusack Terrace and additional \$55,000.00 for the roof.

ADA bathrooms have been submitted to DHCD.

Approval of State 400-C Budget as presented

VOTED

Motion by Mr. Connor moved that the proposed Operating Budget for State-Aided Housing of the Arlington Housing Authority (Chapter 200/667/705/689/MRVP), Program Number 400-C for fiscal year ending 9/30/21 showing total revenue of \$4,147,632 (Acct. No. 3000) and Total Expenses of \$4,855,283 (Acct. No. 4000) thereby requesting a subsidy of \$165,556 for fiscal year ending 9/20/2021 be submitted to the Department of Housing and Community Development for its review and approval. Mr. Talanian seconded the motion which, upon rollcall, was passed by a vote 4 to 1.

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

Approval of State 689-1 Budget as presented

VOTED

Motion: Mr. Talanian moved that the proposed Operating Budget for State-Aided Housing of the Arlington Housing Authority (Chapter 200/667/705/689/MRVP), Program 689-1 for fiscal year ending 9/30/21 showing total revenue of \$31,452 (Acct. No. 3000) and Total Expenses of \$57,402 (Acct. No. 4000) thereby requesting a subsidy of \$0 (Acct No. 3801), and further that the Executive Director's total annual salary of \$165,556 for fiscal year ending 9/20/2021 be submitted to the Department of Housing and Community Development for its review and approval. Mr. Connor seconded the motion which, upon rollcall, was passed by a vote of 4 to 1.

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

Approval of State MRVP Budget as presented

VOTED

Motion: Mr. Talanian moved that the proposed Operating Budget for State-Aided housing of the Arlington Housing Authority (Chapter 200/667/705/689/MRVP), Program Number MRVP for fiscal year ending 9/20/2021 showing total revenue of \$5,150 (Acct. No. 3000) and Total Expenses of \$8,297 (Acct. No. 4000) thereby requesting a subsidy of \$0 (Acct. No. 3801), and further that the Executive Director's total annual salary of \$165,556 for fiscal year ending 9/30/2021 be submitted to the Department of Housing and Community Development for its review and approval. Mr. Connor seconded the motion which, upon rollcall, was passed by a vote of 4 to 1.

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

Approval of Federal Section 8 Budget as presented

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was voted in favor to Approve the Federal Section 8 Budget as presented.

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

Approval of Federal ROSS Budget as presented

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was voted in favor to Approve the Federal ROSS Budget as presented.

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

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

Approval of Local Affordable Housing Budget as presented

VOTED

Upon a motion made by Mr. Talanian and seconded by Mr. Connor it was voted in favor to Approve the Local Affordable Housing Budget as presented.

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

Approval of State Mod Budget as presented

VOTED

Upon a motion made by Mr. Talanian and seconded by Mr. Connor it was in favor to Approve the State Mod Budget as presented.

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

Board COVID-19 Relief Initiatives

Mr. Connor said that he wants to brainstorm what can we do for the tenants. He said he would like the board to entertain some ideas. He said that he wants the Aha to buy dinners for the tenants for Christmas and to give gift cards to the families at Menotomy Manor.

He also stated that there is quarter shortage and he wanted to know if we can fix the washers and dryers so that the tenants will have free laundry until June 1, 2021.

Mr. Connor also said that a Board member adopt a Tenant President and they will be able to answer their questions. The Board needs to listen to the Tenant Presidents.

Mrs. Preston said that she read the open meeting law. The laundry coins are a good idea. She also said that there is not a vegetarian dish on the menu.

Mr. Connor said that the four Tenant Presidents will pass out the flyers and will take the orders and they will deliver the meals. Menotomy Manor to use same dollar value and give them gift cards.

Ms. Badilla has a van. She asked if they could deliver them. She asked why do the gift cards have to be D'Agostino? Why can't they be from Stop & Shop or a visa gift card would be feasible.

Mariann said that Mr. Connor's idea of a liaison is a great idea.

Mrs. Preston wants to table the liaisons until the next meeting.

Mr. Mitropoulos said we will table the liaison, but he thinks it is a good idea.

Ms. Badilla thinks it is a good idea to table the liaisons.

Mr. Connor said that we should table the liaisons.

Mr. Mitropoulos asked if they need to vote for the laundry and the Stop & Shop cards.

Mr. Greco said they can vote on them.

Pamela Hauser said she is for the washing machines and the dinners. If it is too short of time for the dinners, then they should do it for New Year instead of Christmas. She is for a liaison and it should be tabled.

Cathy said that New Years Eve gives them time. This should be for Christmas Eve.

Mr. Connor said that we can speed things up. He said Mr. Griffin will have to step up for Menotomy Manor.

Mr. Greco said that if you are using State money you should check with Mr. Conlon.

Mr. Connor said there would be a sign-up sheet.

Mrs. Preston asked if the tenants at Menotomy Manor get a gift certificate for a Visa card or Stop & Shop?

Mr. Mitropoulos said that the tenants would get a \$10.00 card per person.

Upon a motion made by Mr. Talanian and seconded by Mr. Connor it was unanimously voted to approve for the holiday meal for tenants and for the Visa Cards or Stop & Shop cards for tenants at Menotomy Manor.

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

VOTED

Upon a motion made by Mr. Talanian and seconded by Mrs. Preston it was unanimously voted in favor for laundry free of charge until June first per DHCD Budget Guidelines.

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

VOTED

Upon a motion made by Mr. Talanian and seconded by Mrs. Preston it was unanimously voted in favor to table the liaisons per building for the next meeting.

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

Approval of minutes of November 18, 2020

VOTED

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was voted in favor to Approve the Minutes of November 18, 2020 as amended.

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

Approval of minutes of November 30, 2020

VOTED

Upon a motion made by Mr. Talanian and seconded by Mr. Connor it was voted in favor to Approve the minutes of November 30, 2020.

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

Adjourn

VOTED

Upon a motion made by Mr. Connor and seconded by Mrs. Preston it was unanimously voted to Adjourn the Regular Meeting at 9:35 PM.

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

The next Board Meeting will be January 20, 2021 at 7 PM.

