

**Arlington Housing Authority
Regular Meeting**

Minutes

January 20, 2021 at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:04 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

Notice to Town Clerk

Notice of this meeting was delivered electronically on January 15, 2021 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Appointments

Local Tenants Organizations

Pamela Hauser wishes to thank the Board for the dinners. Pam said that she has a statement that she wants to read for the Board.

As a person that has been involved with the Arlington Housing Authority for her whole life, in the past three meetings, I have witnesses and outrage of behavior. To use the language that was used is, and the name calling, in my opinion, unacceptable.

I also feel that people, including some members of the board, do not understand what a Housing Authority is for and why it was established. In order to be effective a compassion for the less fortunate is crucial.

If the Arlington Housing were ever disbanded, it would cause major problems for the people that live here. We cannot afford the current rents that are being charged and many would either end up on the street or die for lack of a place to live.

I ask the Arlington Housing Authority, and the Town of Arlington, to please be aware of what some of you are trying to do to the elderly, handicap and families that live in this great town, and learn about the history of the Arlington Housing Authority.

In closing, I wish to thank John Griffin, who has done an exemplary job as Executive Director. His staff works tirelessly in handling problems that arise with tenants and trying to fill empty apartments. The Maintenance staff is always making sure that the apartments are safe and in working condition.

I wish to thank the Board of Commissioners, John, Bob and all the staff for everything that they do for the Arlington Housing Authority.

Mariann from Hauser Building thanked Pam for what she said.

Pat Dunleavy thanks the Board for the dinners. She said that Mrs. Preston should get in touch with her before she meets the tenants.

Pam Hauser said her father was Executive Director since 1949 – 1975. She said she knows what is going on.

Mrs. Preston said she never met with any group at Hauser. She said that someone got in touch with her to take a tour.

Pam Hauser said the language was awful at one of the meetings.

Rachel said these people are defending herself. She said that she moved from 96 to 76. She said there is a problem with the windows. She said there should be an energy audit. She wants to know what the Arlington Housing Authority can do about the windows.

Mr. Griffin said that if there is something maintenance can do; they will do it.

Rachel said the windows are not on track.

Mr. Griffin said the Arlington Housing Authority will look into it.

Rachel wanted to know when they will look at it.

Mr. Griffin said she has to go through a work order.

Mr. Connor said to put plastic on the inside and the outside of the windows.

Mr. Mitropoulos said he will call Rachel in a couple of days.

Mr. Griffin said that we put in a new heating system at Menotomy Manor. We have updated most things.

Mr. Mitropoulos said we need to look at it.

Mr. Connor said we can put plexi glass for temporarily.

General Public

Ellen Leigh at Cusack Terrace wanted to know what is going on about the automatic door openers.

Mr. Griffin said all projects at all buildings on the bathrooms will be done in a couple of months.

Ellen Leigh said the Community Room has an automatic door opener. She has been advocating about the vaccine. She asked if there was a plan.

Mr. Griffin is in communication with the Board of Health. They are going to the vaccine the same as the flu shots.

Mrs. Preston said as soon as Mr. Griffin knows he will let everyone know.

Ellen Lehigh – said that tenants have talked about meeting with the Board so they will get to know them.

Lisa Hersy lives at Menotomy Manor. She also has issues with the windows. She said that she can feel the heat and the cool air.

Mr. Griffin said that we have worked with Mass. Save. They are coming to the elderly buildings to put in lights.

Marion King said that a lot of windows have issues, and this was brought up when she lived there in 2000. She said they were always having problems.

Mr. Mitropoulos said that we updated windows in 2008.

Mr. Griffin said that we tried in 2008.

Mr. Mitropoulos said that the Board will take a look.

Mr. Connor said that the Arlington Housing Authority should do a survey and they can do a quick fix on windows.

Mr. Mitropoulos asked Rachel if she is going to around.

Rachel said yes.

Cathy Spencer said that the tenants want a full redetermination.

Mr. Griffin said the only increases will be with an increase in Social Security or if they have more medical bills. People can call and make an appointment for the redeterminations.

Cathy wants to know when the vaccine will take place.

Mr. Mitropoulos said it is not our call. It is Governor Baker.

Cathy said that the maintenance is working very hard.

Mr. Griffin said thank you. He said that one of the maintenance men has Covid-19 and that we sent him home.

Rachel wanted to know what is going on to take care of the extermination.

Mr. Griffin said we have signed a contract with Terminix, and they will do all the buildings.

Rachel asked if someone could turn the lights, so they are not shining on the windows. She said they need to be tilted down.

Mr. Griffin told her to tell Janet about it.

John Ward, Winslow Towers, said that he would like to be recognized. He said the website is a mess. It has errors. He said that we still have Anita Botolino on there and she has retired. He said that Mr. Mitropoulos is listed as Vice Chairman. Fiorella does not appear on the website.

Mr. Griffin said that the website needs to be updated.

John Ward said that it is unacceptable.

Ms. Badella said we had talked last meeting about updating the website.

Marian said the critical parts are updated.

Mr. Griffin said as Fiorella has to give us an update.

Mr. Mitropoulos said we will look at it.

Mr. Griffin said that the LTO can look at the website and give the Board an update.

Mr. Mitropoulos said we understand. Mr. Mitropoulos will call John Ward after the meeting.

Mrs. Preston asked about the consultant.

Mr. Griffin said the consultant has nothing to do with this. The LTO should look at it and give us the updated information.

Mr. Mitropoulos as we will look at it.

Project Updates

Cusack Towers elevator is complete.

We are applying for a grant for the roofs.

The bathroom bids will go out in February for Winslow Towers and Cusack Towers

Inspections are going on for the new fire pump at Winslow.

Hauser Building needs to update fire alarm system.

Balconies at Chestnut Manor will go out to bid this month.

The window project for 2.5 million will start in March.

FSS Grant \$72,000.00

Mr. Griffin explained the FSS Grant.

Covid-19 Vaccine update

Mr. Griffin said that the Department of Public Health said Phase II will start in February. As soon as we hear something, we will let everyone know.

Mr. Mitropoulos asked if the vaccine will be at Menotomy Manor.

Mr. Griffin said no but he will clarify this.

Mrs. Preston said that she gave out masks when she first got on the Board. She wanted to know how many people are eligible from Mentomy Manor.

Mr. Griffin said he cannot say right now. He is not sure. He will look into it.

Mr. Mitropoulos asked if the age was 60 or 65.

Mr. Griffin said 65. He said that the condos will be included.

Approval of Low Bidder and Award of Contract to Homer Contracting, Inc. for the Drake Village Exterior Project DHCD Fish #010096 in the amount of \$203,000.00 and acceptance of Alternates 1-5 at \$41,000.00 each for a total contract award of \$408,000.00

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously voted in favor to Approve the low bidder and award of contract to Homer Contracting, Inc. for the Drake Village Exterior Project DHCD Fish #010096 in the amount of \$203,000.00 and acceptance of Alternates 1-5 at \$41,000.00 each for a total contract award of \$408,000.00 as amended.

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

Approval of Amended Capital Plan for emergency funding from Formula Funding in the amount of \$150,000.00 for DHCD Fish #010101 for the Fire Pump replacement at Winslow Towers, 667-3

Upon a motion made by Mr. Talanian and seconded by Mr. Connor 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 | X | |

Approval of Amended Capital Plan for emergency funding from Formula Funding in the amount of \$450,000.00 for DHCD Fish #010101 for the Fire Alarm System at the Hauser building 667-4

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was voted in favor to Approve the Amended Capital Plan for emergency funding from Formula Funding in the amount of \$450,000.00 for DHCD Fish #010101 for the Fire Alarm System at the Hauser building 667-4.

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

Approval of Submission of Sustainability Grant from DHCD for an energy efficient roof material for Cusack Terrace Roof replacement

Upon a motion made by Mr. Talanian and seconded by Mr. Connor it was voted in favor to Approve the Submission of Sustainability Grant from DHCD for an energy efficient roof material for Cusack Terrace Roof Replacement.

| | <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 December 16, 2020

Mr. Mitropoulos recommended to table this until next meeting.

Upon a motion made by Mrs. Preston and seconded by Mr. Talanian it was in favor to table this until 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 | |

Request from ACMI to video the AHA Board Meetings

John Ward said that you are not obliged to do word for word. You do not have to take it word for word.

Mr. Greco said that John Ward is correct.

Elizabeth Dray wanted to know where the minutes for October and November are. She wanted to know if there was access to the videos of the minutes.

Mr. Connor said each Board Member would go to a building and they would meet with the Tenant President. He will talk to John Greco on this

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.

Mr. Mitropoulos and Ms. Badilla have a couple of questions on starting a tenant association at Menotomy Manor.

Mr. Greco said that we can send the regulations from DHCD on a tenant association to Ms. Badilla.

Mr. Griffin said that we are looking at zoom to see if it would be better instead of GotoMeeting.

Ms. Badilla wanted to know if we could change the name of Memotomy Manor.

Mr. Griffin said he will look into that.

Adjourn

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

| | <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 February 17, 2021 at 7 PM.