

**Arlington Housing Authority  
Regular Meeting**

**Minutes**

**February 16, 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 Badilla

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

**Notice to Town Clerk**

Notice of this meeting was delivered electronically on February 11, 2021 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

**Appointments**

**Local Tenants Organizations**

Pamela Hauser said, regarding Richard Murray will Fiorella Badilla be running for the Board position. She wanted to know if it is a general election or a tenant rep seat.

Mr. Griffin said it is a Tenant Rep Seat.

Pamela Hauser wanted to know how this works.

Mr. Griffin said he is waiting for DHCD.

Pamela Hauser said there is a bad situation of parking. She wanted to know if someone could speak to the State Building across the street and ask if the tenants can park overnight.

Mr. Connor said that if you moved in September the Town would charge \$364.00. He said that does not seem fair.

Mr. Griffin said we can make a request to the Town.

Mr. Connor said we should ask that the parking fee be prorated.

Mr. Griffin said the select Board with disabilities can park on the street.

Mr. Mitropoulos asked if we could reach out to the Town Manager.

Marion King said that there is an issue of people who purchase parking spaces at Menotomy Manor and when it snows, they are not allowed to park there.

Covid-19 vaccine. There are 766 residents going to receive vaccines. How will people get their vaccines?

Cathy at Drake Villages said that Mrs. Preston sent her an e-mail from the Board and she does not know what she is looking for.

Mrs. Preston said that she was asked how to communicate with the tenants while Covid-19 is going on.

Cathy said she is downstairs on and off all the time.

Mrs. Preston said that she spoke to Cody and they could expand to the other sites.

Mr. Griffin said that minuteman senior services also provide services at our other buildings.

Mr. Connor said minuteman also does Menotomy Manor.

Pamela Hauser said that she is downstairs every day and if the tenants have a problem, they can go to her.

Mr. Mitropoulos said that Mrs. Preston was reaching out on how the Board can help.

### **General Public**

John Ward at Winslow Towers wanted to know how they select the tenant rep. He said there should be a notice sent out. He said that Mr. Griffin should be involved.

Mr. Griffin said that the regulations are set by DHCD. He said that he has never had any input who will be on the Board.

John Ward wanted to know who he calls at DHCD.

Mr. Griffin said Bob Pelletier.

Lisa Hersey wanted to know what happens at Menotomy Manor?

Mrs. Preston said if there is no tenant association they can just apply.

Lisa wanted to know if this is separate from the racist thing.

Mrs. Preston said this will only be for one year.

Sheri Baron said that she understands the process. She does not see why Ms. Badilla should not stay on.

Ms. Fiorella thanked Sherri for her support.

### **Project Updates**

We are getting ready for the windows at Winslow. It should begin in March depending on the weather. We will have a furnished apartment so the tenants can stay while the windows are being installed in their unit.

We are applying for a grant for the roof at Cusack.

Waiting on the weather for the balconies at Chestnut Manor

Chestnut Manor and Winslow Towers bathrooms are going forward.

Handicapped doors installed at Cusack Terrace.

We are waiting on CPA to get new doors at the cottages if approved.

### **Joseph S. Daly Memorial**

Mr. Connor wanted to know if we form a subcommittee to memorialize him.

Mr. Mitropoulos thinks it is a great idea.

Mrs. Preston wanted to know if the family spoke to the Board to what they would like done.

Mr. Connor said no.

Mr. Mitropoulos said he spoke to the family and we should have a subcommittee.

Sheri would like to see a plaque put up as you walk into the building at Hauser.

Pamela Hauser said that Joseph Daly was a statesman not a politician.

Mr. Greco said that he sat beside Joe at the Board Meetings and said that Joe made some comments. He said Joe had a love for the people.

Mr. Connor said that he will head up the subcommittee.

Mr. Greco said not to have a majority of the Board.

Pamela Hauser said that she would like to be on the subcommittee.

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously voted to establish a subcommittee to memorialize Joseph S. Daly.

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

### Communications

Mrs. Preston said it would be feasible for the tenants to talk on the computer. Maybe there should be a suggestion box. She said to have the tenants meet with the maintenance men.

Cathy at Drake Village said they talk with the maintenance men every day.

Upon a motion made by Mrs. Preston and seconded by Gaar Talanian a representative from the Menotomy Manor Tenant Association Organizing Committee will be able to attend the tenant presidents' meetings with maintenance once per month.

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

Nicholas Mitropoulos	X
Jo Anne Preston	X
Fiorella Badilla	X

Mrs. Preston said the website needs updating. She said to have the questions on the website instead of calling the office. She needs an e-mail address and so does Ms. Badilla. She said that some housing authorities have put the wait list online.

Mr. Griffin said that all our policies are under our Annual Plan. DHCD said that someone updates the website.

Mr. Connor said maybe we can hire someone to update the website or John Ward could do it because he has an interest in this.

Mr. Griffin said that you should not put names but only numbers on the wait list.

### **Covid-19 Updates**

Mr. Griffin gave an update on the vaccine. He said we need to fill out a survey and that has to be submitted. We asked for 640 vaccines. We can do the vaccines in 5 days. The Board of Health would come in and probably go door to door for the tenants. We will get it in Phase II.

Mr. Connor said they should sign in to get in the system. We can send a notice and maybe we can get them a ride to get their vaccine.

Mr. Mitropoulos said good point.

Mrs. Preston said the vaccine on site is good because some people are not able to go out. She said she does not think that the tenants should get a ride from someone they do not know. She said there is a lot of elder abuse.

### **Eversource Energy Efficiency Awards**

Mr. Griffin said that Eversource reached out to Robert Cronin and said that they would give us new light fixtures and bulbs at the common areas at Winslow Towers, Cusack Terrace and Chestnut Manor. We are waiting on Drake Village.

### **DHCD Resident Service Coordinator Grant Award**

Mr. Griffin explained the DHCD Grant Award.

Mr. Mitropoulos asked if this was a full-time position.

Mr. Griffin said no. He said that he will post the job in a couple of weeks. He wants to talk to the Property Managers and Jennifer McNabb.

**Approval of Amendment #11 to CFA 5001 in the amount of \$1,406,131.00. This Amendment funds the following and extends the contract dates of service from June 30, 2023 to June 30, 2024. Amendment #11 to CFA 5001 in the amount of \$1,406,131.00. This amendment funds the following and extends the contract dates of service from June 30, 2023 to June 30, 2024**

a.	<u>Project #</u>	<u>Scope</u>	<u>Award Amount</u>
b.	FY 2024	Formula Funding Award	\$ 906,131.00
c.	010103	Drake Village Creative Placemaking Award	\$ 500,000.00
	1. CFA 5001	<u>Current Award</u>	<u>Revised Award</u>
		a. \$13,525,223.88	\$14,931,354.88
			+ \$1,406,131.00

Upon a motion made by Mr. Talanian and seconded by Mr. Connor it was unanimously voted in favor to Approve Amendment #11 to CFA 5001 in the amount of \$1,406,131.00. This Amendment funds the following and extends the contract dates of service from June 30, 2023 to June 30, 2024. Amendment #11 to CFA 5001 in the amount of \$1,406,131.00.

	<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 December 16, 2020**

Upon a motion made by Mr. Connor and seconded by Mrs. Preston it was unanimously voted in favor to Approve the Minutes of December 16, 2020.

	<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 January 20, 2021**

Upon a motion made by Mr. Connor and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Minutes of January 20, 2021.

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

Mr. Connor said as look back can Mr. Griffin have the ACM record these meeting once we get back?

**Adjourn**

Upon a motion made by Mr. Talanian and seconded by Mr. Connor it was unanimously voted in favor to Adjourn the February 16, 2021.

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

The next Board Meeting is March 17, 2021.