

**Arlington Housing Authority  
Regular Meeting**

**Minutes**

**June 23, 2021 at 7:00 PM**

**Call to Order**

The meeting was called to order at 7:04 P.M. by Mr. Connor, in the Robert Hauser Community Room, located at 37 Drake Road, Arlington, MA

**Roll Call**

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

Absent: Nicholas Mitropoulos

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

**Notice to Town Clerk**

Notice of this meeting was delivered electronically on June 21, 2021 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

**Executive Director Report**

Mr. Nagle said that the Winslow Towers Window project the windows for the first block of units are just about finished. They are completing the building envelope repairs on this side of the building. Once completed they will move onto the windows for the next block of units.

The Drake Village Cottages Exterior Renovations is nearing completion and should be completed by the end of July.

The AHA has received \$251,793 in CPA funds. This money will be used as part of the door replacement portion of Drake Cottage Renovation project.

The Chestnut Manor Balcony Resurfacing has been put out to bid.  
The Cusack Terrace roof project has been put out to bid.

The Menotomy Manor bulletin boards have been ordered and will be installed on the back side of the building for the tenant association and for the AHA.

The AHA received two applications for the Summer Help Hiring Lottery. One of the individuals is under 18 years old and the other meets the requirements. A letter has been mailed to the qualified individual indicating the next steps. The position will begin on July 6<sup>th</sup> and end on September 2<sup>nd</sup>.

Two picnic tables have been delivered today. Once they have been assembled, staff will be coordinating with residents to determine where they should be placed. There are an additional 5 picnic tables that have been ordered.

Three picnic tables have been installed at Drake Village.

Unit inspections will be starting again in July. The developments that will be inspected first are Drake Village Cottages, Winslow Towers and Menotomy Manor. These developments did not get inspected last year due to the pandemic. The other developments received an abridged inspection in accordance with the DHCD guidelines at that time. Residents will be given ample notice.

Mr. Greco and Mr. Nagle with the Tenant Association Presidents and the rotating representative from Menotomy Manor to discuss the Grievance Procedures. They voted to move forward with forming a grievance panel. The panel will be made up of a tenant representative, housing authority representative and a disinterested person. The group voted on the different types of individuals they would like on the panel as a disinterested person. The AHA has received confirmation from the following individuals that will participate in that role:

Jeff Chunglo – Veteran Services Director

Kristine Shah – Director of the Council on Aging

Timothy Buckley – Local Attorney who has served in this capacity in the past.

Beth Locke – Executive Director, Arlington Chamber of Commerce.

Mr. Greco and Mr. Nagle will be working to move forward with the next steps.

The office reopened to the public on June 15, 2021. Residents can hold tenant association meetings, and activities in community rooms have resumed.

The AHA is in the process of training our new hires. A Section 8 Leased Housing Coordinator and a Resident Service Coordinator were hired this past month.

**Approval of Certificate of Final Completion and Release of Retainage, Cusack Terrace Elevator Project, DHCD Fish #010086**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Certificate of Final Completion and Release of Retainage, Cusack Terrace Elevator Project, DHCD Fish #010086.

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

**Antenna Bid for Rooftop Antenna Lease at 37 Drake Road – New Cingular Wireless PCS, LLS, a wholly owned subsidiary of AT & T Corporation**

This item was tabled.

**Scholarship for Boys and Girls Club and Fidelity House**

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor for the amended funding after resident outreach and CPA review of funding capacity.

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

**Devices and appliances that reduce water consumption in resident units.**

Mrs. Preston said we need to conserve water. She said that the water bills in Arlington have increased. She talked about low flow showerheads, rain barrels and said that the maintenance men should look for leaks. She said we are looking for machines that will save water.

**Approval of Executive Session Minutes from April 27, 2021**

Upon a motion made by Mr. Talanian and seconded by Mrs. Preston it was voted unanimously to Approve the Executive Session Minutes from April 27, 2021.

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

### **Approval of Regular Meeting Minutes of May 20, 2021**

Upon a motion made by Mr. Badilla and seconded by Mrs. Preston it was voted unanimously to Approve the Regular Meeting Minutes of May 20, 2021.

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

### **Appointments**

#### **Local Tenant Organizations**

Cathy Spencer from Drake Village said that everything is fine.

Graciela thanked the Board for everything they have done.

Mariann introduced Cody to everyone and said that when COVID-19 started everyone fled but Cody stayed. She said Cody has made a difference to the tenants.

Pam Hauser from Winslow Towers said that the tenants like the air conditioners. She asked if they are going to supply blinds.

Mr. Nagle said it is part of the plan.

Pamela asked if the van is going to run.

Mr. Nagle said that the Council on Aging is currently running a free van to Market Basket.

Arthur Luongo, van driver for Drake said that if the tenants want to take that service that is fine. When the AHA ran the van, you had to sign up on the sheet. The Council on Aging requires residents to call and make an appointment.

Arthur indicated that the times, and manner in which the AHA van ran was better for residents.

Cathy Spencer called the Council on Aging, but they only give 45 minutes. She wanted to know why they can get grants and we cannot.

Mr. Connor wanted to know if we can work with them to go to our system.

Arthur does not think they will go along with this, but indicated that this is a necessary service.

Mr. Nagle said for the time being the Council on Aging will provide service. Mr. Nagle will talk to Arthur more about this.

### **Menotomy Manor T/A Status**

Rachel from Menotomy Manor said they are having a meeting regarding the formation of a tenant association in a few weeks.

Mr. Connor said that Mr. Nagle will have the building open for the tenants.

Mr. Connor said that the AHA will print the flyers for this meeting.

Marta Cayarga said that she agrees with saving water. She would like to have dishwashers installed.

Marta talked about the inspections.

Mr. Connor said that he would come down and look at her basement.

Ms. Badilla said the basement is leaking.

Mr. Connor said Mr. Nagle will be in touch with Marta. He said that we need a short-term solution.

### **General Public**

Pamela Hauser said that residents are given a 48-hour notice for inspections.

Marion King requested to be acknowledged before the General Public. She wants to ensure that the residents working to form a tenant association know about their options in delivering flyers. The postal service does not own the door slots so flyers can be delivered through them.

Betsy Rulon requested the AHA have a PA system for these meetings. She also requested that the tenant association select one person to speak on their behalf and that they say who they are before they speak.

Lisa Hersey from Menotomy Manor wanted to know if Mr. Griffin is coming back.

Steve Ward from Winslow Towers wants the new tenant board member to do a one-year term not five. He said it is a good idea to move the meeting around. He suggested the AHA return to a virtual meeting.

Mariann Donovan indicated that she helped notify resident at Drake of the tenant board member seat by knocking on people's doors.

Mrs. Preston indicated that there has been some difficulty having hybrid board meetings.

Someone asked if this meeting is being recorded.

Mr. Connor said that ACMI is welcome to record the meetings.

### **Adjourn**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was voted unanimously to adjourn.

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

The next Board meeting will be July 21, 2021.