

**Arlington Housing Authority
Regular**

Minutes

July 21, 2022, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:00 by Mr. Connor.

Roll Call

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

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

Notice to Town Clerk

Notice of this meeting was delivered electronically July 18, 2022 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

23:13 – 28:18

Executive Director's Report

Mr. Nagle brought the Board up to date on the ongoing projects we have going on.

1:08 – 2:05

Approval of Budget Revision for 400-C Program for Fiscal Year Ending 9/30/22

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was voted unanimously to Approve the Budget Revision for 400-C Program for Fiscal Year Ending 9/30/22.

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

2:06 – 5:17

Approval of Fair Housing Marketing Plan

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was voted unanimously to Approve the Fair Housing Marketing Plan.

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

5:20 – 6:40

Approval of OWL Engineering’s Designer Services Contract in the amount of \$31,400.00 for the Drake Village Cottages, 667-1, Fire Alarm and Detector upgrade, DHCD Fish #010109

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was voted unanimously in favor to Approve OWL engineering’s Designer Services Contract in the amount of \$31,400.00 for the Drake Village Cottages, 667-1, Fire Alarm and Detector upgrade DHCD Fish #010109,

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

6:43 – 7:55

Approval of Certificate of Substantial Completion, Accessibility Alterations to Common Bathrooms Project, Chestnut Manor 667-2, and Winslow Towers 667-3, DHCD Fish #010093

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was voted unanimously in favor to Approve the Certificate of Substantial Completion, Accessibility Alterations to Common Bathrooms Project, Chestnut Manor 667-2, and Winslow Towers 667-3, DHCD Fish #010093.

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

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

7:56 – 8:23

Approval of Certificate of Final Completion, Accessibility Alterations to Common Bathrooms Project, Chestnut Manor 667-2, and Winslow Towers 667-3, DHCD Fish #010093

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was voted unanimously in favor to Approve the Certificate of Final Completion, Accessibility Alterations to Common Bathrooms Project, Chestnut Manor 667-2, and Winslow Towers 667-3, DHCD Fish #010093.

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

8:24 – 9:00

Approval of Certificate of Final Completion, Fire Pump Replacement Project, Winslow Towers 667-3, DHCD Fish #010106

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was voted unanimously in favor to Approve the Certificate of Final Completion, Fire Pump Replacement Project, Winslow Towers 667-3, DHCD Fish #010106.

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

9:01 – 10:31

Approval of Certificate of Final Completion, Office Air Conditioning Project, Winslow Towers 667-3, DHCD Fish #010101

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was voted unanimously in favor to Approve the Certificate of Final Completion, Office Air Conditioning Project, Winslow Towers 667-3, DHCD Fish #010101.

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

10:32 – 11:11

Acceptance of Town of Arlington CPA funding in the amount of \$200,00.00 for the Hauser Building Electrical Panel Upgrade Project, DHCD Fish #010114

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was voted unanimously in favor to Accept the Town of Arlington CPA funding in the amount of \$200,000.00 for the Hauser Building Electrical Panel Upgrade Project, DHCD Fish #010114.

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

11:16 – 12:10

Acceptance of Town of Arlington CPA funding in the amount of \$600,000.00 for the Menotomy Manor Window Replacement Project, DHCD Fish #010116

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was voted unanimously in favor to Accept the Town of Arlington CPA funding in the amount of \$600,000.00 for the Menotomy Manor Window Replacement Project, DHCD Fish #010116.

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

12:16 – 12:58

Acceptance of Community Development Block Grant Funding in the amount of \$350,000.00 for the Hauser Building Fire Alarm Project, DHCD Fish #010102.

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was voted unanimously in favor to Accept the Community Development Block Grant Funding in the amount of \$350,000.00 for the Hauser Building Fire Alarm Project, DHCD Fish #010102.

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

13:05 – 14:30

Consideration of First Amendment to Antenna Lease Agreement with AT & T for Winslow Towers Roof

Mr. Nagle thanked Mr. Greco for his hard work on the Antenna Lease Agreement.

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was voted unanimously in favor to Accept the Consideration of First Amendment to Antenna Lease Agreement with AT & T for Winslow Towers Roof.

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

14:30 – 14:40

Consideration of Executive Session if Appropriate

This was not necessary.

Mr. Connor wants to have a cookout for the AHA staff.

15:34 – 16:04

Approval of Regular Meeting Minutes of 6/16/22

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was voted unanimously in favor to Approve the Regular Meeting Minutes of 6/16/22.

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

16:08 – 16:55

Approval of Special Meeting & Annual Plan Hearing Minutes of 6/22/22

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was voted unanimously in favor to Approve the Special Meeting & Annual Plan Hearing Minutes of 6/22/22.

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

16:59 – 17:37

Approval of Annual HCV Hearing Minutes of 6/30/22

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was voted unanimously in favor to Approve the Annual HCV Hearing Minutes of 6/30/22.

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

17:30 – 22:53

Public Participation

a. Local tenants Organizations – Presidents Report on Tenant Activities

Doreen Curley from Winslow Towers said that they just had an ice cream social and that they are going to have a game night and said that the tenants are happy with that. They are also planning a Christmas bazaar for the tenants and their families only.

Jennifer Hernandez from Menotomy Manor said that they had a movie night for the kids and had refreshments for them. They are planning another movie night after National Night Out. She stated that she wants to start a newsletter for Menotomy Manor. She said that she would like Mr. Nagle to help her set up a zoom meeting.

22:54 – 23:01

b. General Public

NONE

28:25 – 32:20

Ms. Badilla said that the speed bump at Menotomy Manor has been completed and she thanked Mr. Nagle. She also said that she would like to do a market at Menotomy Manor.

Mr. Connor said to do it through the Tenant’s Association.

Ms. Badilla wanted to know where the bazaar is going to be held and what is the date.

Mr. Nagle said at Winslow Towers community room, and he will get the date for her.

Mr. Connor wants to take the meeting on the road starting September at Drake and the meetings will be on Wednesday nights.

32:26 – 33:12

Adjourn

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

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