

**Arlington Housing Authority
Special Meeting**

Minutes

Review Committee Meeting

July 21, 2025, at 7:30 PM

Call to Order

The virtual meeting was called to order at 7:30 P.M. by Mr. Connor.

Roll Call

Present: Brian Connor, Nicholas Mitropoulos, Gaar Talanian
Jo Anne Preston, Fiorella Badilla, John Nagle, and
Sarah Suarez

Also Present: John Greco, Attorney, Rita Schwantes, Attorney,
and Carsten Snow-Eikelberg

Notice to Town Clerk

Notice of this meeting was delivered electronically July 17, 2025 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Discussion of the Proposals Received for Drake Village Redevelopment RFP

Ms. Preston requested that there be discussion prior to scoring the proposals.

Mrs. Snow-Eikelberg provided a review of the Request for Proposal process that she and Massachusetts Housing Partnership assisted the AHA with as part of the EOHLC Technical Assistance Grant. Ms. Snow-Eikelberg also provided an overview of the proposal from Beacon Communities, Heritage Housing, Inc, and Planning Office for Urban Affairs.

Committee members provided feedback, discussion and asked questions concerning the proposals, the RFP and process moving forward.

Carsten Snow-Eikelberg and Attorney Rita Scwantes provided answers and feedback concerning questions, and the process.

**Scoring of the Proposals in Accordance with Criteria Outlined in the Drake Village
Redevelopment RFP's Comparative Criteria in Attachment A**

Each evaluator scored per category (Developer Experience & Capacity; Redevelopment Project Objectives, Concept & Feasibility; Design Concept; Fee Proposal; References) using Highly Advantageous (HA) Advantageous (A), or Unacceptable (U). References were uniformly positive (recommended HA).

The tallies were as follows:

- a.) Planning Office for Urban Affairs (POUA): 31 (HA), 8 (A), and 1 (U).
- b.) Beacon Communities: 12 (HA), 4 (A), 9 (U)
- c.) Heritage Housing, Inc: 5 (HA), 8 (A), 11 (U)

The outcome was the top score for POUA.

**Motion to Recommend the Responsive and Responsible Proposal Selected by the
Review Committee to the AHA Board of Commissioners for their Considerations
and/or Approval**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Suarez it was unanimously voted in favor to Recommend the Responsive and Responsible Proposal Selected by the Review Committee to the AHA Board of Commissioners for their Considerations and/or Approval.

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

Motion to Adjourn

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

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