

**Arlington Housing Authority
Regular**

Minutes

September 17, 2025, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:05 P.M. by Mr. Connor.

Roll Call

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

Absent: Fiorella Badilla

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

Notice to Town Clerk

Notice of this meeting was delivered electronically September 12, 2025 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

Mr. Nagle gave an update on the Capital Projects that are underway, in the design phase or are in the planning phase.

Mr. Nagle said the switchgear upgrade has been tentatively scheduled for the week of October 6th. The switchgear installation and transition to the new transformer will require the building's electricity to be shut down for a prolonged period of time. We will be working with residents to ensure they are notified and accommodations are made where possible.

Mr. Nagle indicated that the Menotomy Manor Window Replacement project is underway. The window installation portion has been paused while the contractor, Vareika Construction, works with the State to determine the next steps for the project. We hope to have an update this week.

The first-floor bathroom and stair guard project at the Donnelly House have been completed.

The Parking Lot Repavement Project at Drake Village will be going out to bid this fall.

Mr. Nagle also indicated that the Notice to Proceed for the Chestnut Manor Sewage Ejector Pump relocation project has been issued. The AHA anticipates work on this project beginning in early November. He indicated that they will be working with residents to ensure they are notified.

The Fire Alarm System Upgrade project at Winslow towers is in the design phase.

The Fire Alarm and Sprinkler System Upgrade project at Cusack Terrace has entered into the design phase. Mr. Nagle indicated that they had the kickoff meeting this past week.

Mr. Nagle indicated that they met with Carl Solander from Reverse Architecture about completing a project at Chestnut Manor that will create an entrance on the Chestnut Terrace side of the building. This would include the installation of an intercom and improving accessibility to that side of the building.

He also indicated that they are waiting for an update from ABCD concerning the LEAN window project at Winslow Towers.

Mr. Nagle indicated that they are waiting for EOHLC to issue the award letter and review the job descriptions for the Shared Human Resources Pilot. We are also reviewing the intergovernmental Agreement with John Greco.

The AHA will be completing annual inspections at Hauser Building this month.

Mr. Nagle indicated that he was notified by Lourie August from the COA that the Chestnut Manor Tenants Association held elections this past month. She provided the results which have been included with this report.

Mr. Nagle indicated that they provided the newly elected LTO with documentation as well as scheduled a meeting with them regarding the steps that will need to be taken in order for the AHA Board to recognize them as a LTO of the Arlington Housing Authority.

Mr. Nagle provided some Resident Services updates including that the AHA has partnered with Cradles to Crayons, that residents attended an informative Medicare 101 session hosted by Med Life Advisors, that the AHA proudly partnered with the Arlington Public Schools in their Tools for Back-to-School initiative, that Drake Residents have the opportunity to participate in Cratech, that Delta Dental generously donated dental kits to the families of Menotomy Manor, and that the AHA will be participating in Town Day again this year.

Mr. Nagle indicated that the AHA is in the process of completing interviews for the SSP Coordinator position.

Update on Drake Village Redevelopment

Mr. Nagle indicated that the MOU is still being written.

Mr. Nagle said that Drake Village Tenants Association President, Stephen Mitchell, asked Attorney Susan Hegel from Greater Boston Legal Services to meet with the tenants this past month. AHA staff including Scott Shepherd, Roland Demers, and Yusuf Mohamed also attended this meeting and put together questions that will be addressed by the AHA in another Frequently Asked Questions document.

Update on c. 689-2 Special Needs Home Creation Project, EOHLC Project #010127

Mr. Nagle indicated that EOHLC the cost estimate and that they will not be providing additional funding. He indicated that the AHA is looking for other funding to fill the approximately \$1 million gap.

Discussion of Solar Panel Assessment of AHA Properties by Resonant Energy & Sunwealth

Mr. Nagle said that Resonant Energy and Sunwealth submitted proposals for solar panels at AHA buildings. Some of the incentives will be changing in the coming months.

The two sites that were identified as being the best for solar panels are Chestnut Manor and Cusack Terrace. Chestnut Manor had a new roof installed in 2013 and Cusack Terrace has a new roof installed in 2021. Mr. Nagle indicated that the both entities indicated that Cusack Terrace would be the better option due to when the roof was installed.

Mr. Nagle said we will be looking for Grants to cover the costs.

Mr. Connor requested a one-page document be put together showing cost and payback times. He requested it be put on next month's Agenda.

Ms. Preston wants to know more about the cost of replacement.

Approval of 2026 Housing Choice Voucher Program Payment Standards Effective 1/1/2026

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the 2026 Housing Choice Voucher Program Payment Standards Effective 1/1/2026.

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

Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X

Approval of Proposed Change Order (PCO) Request 0007 for the Arlington Housing Authority Deep Energy Retrofit Phase I: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLC Project #010116 in the amount of \$3,648.82

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Request 0007 for the Arlington Housing Authority Deep Energy Retrofit Phase I: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLC Project #010116 in the amount of \$3,648.82.

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

Approval of Community Preservation Act Application for the c. 689-2 Special Needs Home Creation Project, EOHLC #010127

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve of Community Preservation Act Application for the c. 689-2 Special Needs Home Creation Project, EOHLC #010127..

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

Approval of Community Preservation Act Applications for the Fire Alarm & Sprinkler Upgrade Project as Cusack Terrace, EOHLC Project #010143

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve of Community Preservation Act Applications for the Fire Alarm & Sprinkler Upgrade Project as Cusack Terrace, EOHLC Project #010143.

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

Approval of Special Meeting Minutes of 7/21/2025

This was tabled.

Approval of Regular Meeting Minutes of 8/20/25

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Regular Meeting Minutes of 8/20/25.

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

Public Participation

a. Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Curley, President of the Winslow Towers Tenants Association, said that she anticipates being reelected due to their not being another candidate running against her.

She indicated that they are planning a Halloween Party. She said that she will have more information next month.

Ms. Preston indicated that she arranged to have a van to bring Winslow Towers tenants to the farmer's market. Ms. Curley said that it worked for about a month, but then ridership dwindled.

Jean Thompson was voted as President of the Chestnut Manor LTO.

Mr. Connor explained about the Board Meetings and what the LTO's can do.

Mrs. Thompson said that she is attending the Board Meeting to see how the meetings are run.

Ms. Preston requested that Mr. Nagle speak with the Cusack Terrace Tenants Association about adjusting their meetings so someone can attend the AHA Board Meetings.

General Public

NONE

Motion to Adjourn

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted 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	

Next Meeting is October 22, 2025.

