

**Arlington Housing Authority
Regular**

Minutes

October 22, 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, and Gaar Talanian

Absent: 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 October 16, 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 was installed this past month. He thanked the residents for their patience and understanding as the work was completed. The last portion of this project is for Eversource to remove the old transformer from the Chestnut Terrace side of the building.

Mr. Nagle indicated that the Menotomy Manor Window Replacement project is underway. Window installation has resumed. All basement doors have been installed and most masonry work has been completed. The punch list for buildings one through eleven was completed at these buildings. Any items that were identified will be addressed by the contractor in the coming month,

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

Mr. Nagle indicated that the Ventilation and Fan upgrade Project at the Hauser Building will resume in order to complete the work outlined in the change order on tonight's agenda. This work will increase airflow and allow increase airflow and allow the project to be completed.

He also indicated that the Drake Village Maintenance Garage Exterior Renovation Project is nearly complete. The contractor, NSI, will be completing the final portion of work in the coming month.

Mr. Nagle indicated that the Chestnut Manor Sewage Ejector Pump relocation project is scheduled to begin the first week of November, but we are waiting for final confirmation from the Contractor, Commonwealth Construction and Utilities, Inc. We will be scheduling a meeting with residents to discuss the project next week.

Mr. Nagle indicated that the Parking Lot Repavement Project at Drake Village will be going out to bid this fall. 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 is in the design phase. The Elevator Upgrade Project at Chestnut Manor has entered into the design phase. We have scheduled a design kick off meeting with LiRo.

Mr. Nagle also indicated that EOHLC notified him this past month that the AHA will be receiving Sustainability Funds for the Community Room Air Source Heat Pump project at Cusack Terrace.

Mr. Nagle also indicated that the AHA is currently in shortfall status. The AHA has applied to HUD for shortfall relief but has not received any updates from HUD at this time. Reports have indicated that HUD will be funding shortfall for Public Housing Authorities needing this relief this year, but we have not received official notice yet.

Mr. Nagle indicated that the Arlington Housing Authority will be receiving the Mass NAHRO Outstanding Agency Award for Administration Innovation for the Shared Human Resources Study. He also indicated that the Arlington Housing Authority was presented with a Certificate of Achievement from the Massachusetts Broadband Institute by Secretary Edward Augustus.

Mr. Nagle also indicated that the Arlington Housing Authority will be receiving the 2026 Alan McClennen Community Arts Award from the Arlington Center for the Arts.

Mr. Nagle indicated that the AHA met with the Chestnut Manor Tenants Association this past month to discuss the process in which they can request to be recognized and the documentation that will be needed to complete that process.

Mr. Nagle also provided Resident Services updates including programming that is scheduled or took place this past month.

Mr. Nagle also indicated that the AHA hired a State Self Sufficiency Program Coordinator, Bianca Levarity, this past month. He indicated that she will be managing the shared SSP program for the Arlington and Waltham Housing Authorities.

Approval of Executive Director's Salary

This was tabled.

Approval of State 400-C Budget as Presented

This was tabled.

Approval of State 689-1 Budget as Presented

This was tabled.

Approval of State MRVP Budget as Presented

This was tabled.

Approval of Federal Section Budget as Presented

This was tabled.

Approval of Federal FSS Budget as Presented

This was tabled.

Approval of Local Affordable Housing Budget as Presented

This was tabled.

Approval of State Modernization Budget as Presented

This was tabled.

Update on Drake Village Redevelopment

Mr. Connor talked about the meeting at Drake Village. He said that the attorney is working on the MOU. There will be a meeting at Drake Village once the MOU is done.

**Approval of First Addendum to Vehicle Use Policy – Wireless Communication
Devices (WCD) Policy**

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the First Addendum to Vehicle Use Policy – Wireless Communication Devices (WCD) Policy.

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

**Memorandum of Understanding by and between Town of Arlington & Arlington
Housing Authority for the Placement of Naloxboxes**

Mr. Nale has been working with the Town related to adding naloxboxes at our facilities. He and John Greco have been working with Town Counsel to create a MOU outlining responsibilities concerning the naloxboxes on AHA property.

Mr. Greco provided some insight into that process and the language we wanted in this agreement.

Mr. Connor asked how many boxes there would be.

Mr. Nagle said we have not settled on an amount, but did confirm that they would like to add one at Menotomy Manor as well as other sites.

Mr. Connor asked if there are multiple doses in the naloxboxes.

Mr. Connor said they should be put at all buildings.

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor of the Memorandum of Understanding by and between the Town of Arlington & Arlington Housing Authority for the Placement of Naloxboxes.

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

**Approval of Letter of Intent for Massachusetts Clean Energy Center (Mass CEC)
Community Charge Program**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Letter of Intent for Massachusetts Clean Energy Center (Mass CEC) Community Charge Program.

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

**Approval of Abacus Architects and Planners Designer Services Contract in the
amount of \$33,860.00 for the Hauser Building 667-4, Accessibility Alterations to
Common Bathrooms Project, EOHLC Project #010149**

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve Abacus Architects and Planners Designer Services Contract in the amount of \$33,860.00 for the Hauser Building 667-4, Accessibility Alterations to Common Bathrooms Project, EOHLC Project #010149.

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

**Approval of Proposed Change Order (PCO) Request 0005 for the Arlington
Housing Authority Ventilation Upgrades Project, Hauser Building, EOHLC Project
#010118 totaling in the amount of \$78,021.23**

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 0005 for the Arlington Housing Authority Ventilation Upgrades Project, Hauser Building, EOHLC Project #010118 totaling in the amount of \$78,021.23.

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

**Approval of Certificate of Substantial Completion for Arlington Housing Authority
Accessible Bathroom Renovation and Metal Stair Guard Project, Donnelly House
689-1, EOHLC Project #010135**

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Certificate of Substantial Completion for Arlington Housing Authority Accessible Bathroom Renovation and Metal Stair Guard Project, Donnelly House 689-1, EOHLC Project #010135.

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

Approval of HUD Family Self-Sufficiency (FSS) 2026 Grant Application

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the HUD Family Self-Sufficiency (FSS) 2026 Grant Application.

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

**Acceptance of EOHLC Sustainability Grant in the amount of \$147,473.00 for the
Menotomy Manor, 200-1, Window ASHP, and Electrification of DHW's and Stove's
Pilot, EOHLC Project #010147**

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Accept the EOHLC Sustainability Grant in the amount of \$147,473.00 for the Menotomy Manor 200-1, Winslow ASHP, and Electrification of DHW's and Stove's Pilot, EOHLC Project #010147.

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

Approval of Review Committee Meeting Minutes of 7/21/2025

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Review Committee Meeting Minutes of 7/21/2025 with corrections.

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

Approval of Special Meeting Minutes of 7/21/2025

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Special Meeting Minutes of 7/21/2025.

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

Approval of Regular Meeting Minutes of 9/17/25

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Regular Meeting Minutes of 9/17/25.

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

Public Participation

a. Local Tenants Organizations – Presidents Report on Tenant Activities

Heidi Hollingsworth, President of the Cusack Terrace Tenants Association, provided updates on activities taking place at Cusack Terrace, including a Halloween Party. She also provided updates related to the Cooke's Hollow revitalization project that she and other residents and Cusack Terrace are excited about. She also indicated that Arlington Catholic held a meet and greet with residents this past month and that she hopes it will result in additional opportunities to connect with them.

Mr. Mitropoulos indicated that the event with Arlington Catholic was a great event.

General Public

- b. Requests Received to Comment/Present to the Board.

NONE

Motion to Adjourn

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos 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	

Next Meeting is November 19, 2025