

**Arlington Housing Authority
Regular**

Minutes

November 19, 2025, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:09 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,

Notice to Town Clerk

Notice of this meeting was delivered electronically November 13, 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 first-floor bathroom and stair guard project at the Donnelly House has been completed.

The Chestnut Manor Sewage Ejector Pump relocation project is underway and nearing completion.

The Menotomy Manor Window Replacement Project is underway. The contractor has completed the window installation up to Building 16.

The Ventilation and Fan upgrade Project at the Hauser Building is still underway.

The Drake Village Maintenance Garage Exterior Renovation Project is nearly complete.

The Parking Lot Repavement Project at Drake Village should be going out to bid in the next month or so. Mr. Nagle indicated that he is seeking some additional funding from EOHLC that will fill the budget gap and allow the project to move forward.

The Fire Alarm System upgrade project at Winslow Towers is out to bid.

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.

Mr. Nagle indicated that the Arlington Housing Authority received the Mass NAHRO Outstanding Agency Award for Administrative Innovation for the Shared Human Resources Study this past month at their Annual Awards Gala.

Mr. Nagle indicated that the AHA is preparing for the Annual Holiday Event at Menotomy Manor. The event is scheduled for December 11th at 5 PM.

He also indicated that the Arlington Select Board's "Select Tones" will be returning again this year to sing carols with Senior Housing residents at Winslow Towers and Drake Village. The Board Meeting will be at 6 PM on December 17th to accommodate the Select Tones event, which will take place at 7 PM that night.

Mr. Nagle indicated that the Knights of Columbus in Arlington is teaming up with Arlington Housing Authority to hand out new coats to Menotomy Manor children.

He also indicated that this past month, the AHA participated in the "Boomers and Beyond" event with Town and other local agencies.

Mr. Nagle also indicated that the AHA administrative offices will be closed on December 26th. There will still be some maintenance staff on site that day to respond to work order requests and complete other duties.

Update on Drake Village Redevelopment

Mr. Connor said he received an update on the MOU today. He said that Mr. Nagle and himself will look at it tomorrow.

Ms. Preston asked if they are going to replace the 72 units.

Mr. Connor said that the residents of the 72 units will be able to come back.

Ms. Preston is concerned that the units will be given away. She doesn't understand why we don't have the upper hand.

Mr. Mitropoulos wants to know where the funding comes from.

Mr. Connor said the developer wants to secure money from the Town and other entities.

Ms. Preston said we have to be the advocates for the housing authority.

Mr. Mitropoulos asked how many units.

Mr. Connor said they are building 164 units and that 72 of these units are the replacement low-income affordable housing units.

Solar Panel Installation at Chestnut Manor, Cusack Terrace, and Drake Village Maintenance Garage

Mr. Nagle said that the AHA has received a Sustainability Award from the state to install solar at Chestnut Manor, Cusack Terrace and at the Drake Village Garage.

Lisa Raffin from Resonant Energy, the agency that conducted the Solar Study for the AHA, provided an overview of the proposed solar installation projects at these buildings to the Board of Commissioners.

Mr. Nagle will be presenting the agreements associated with these projects at a future meeting.

Donation to Arlington EATS

Mr. Nagle requested that the Board of Commissioners donate \$1,000.00 to Arlington Eats due to the Government shutdown and lapse in SNAP benefits.

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Donate to Arlington EATS.

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

Donation to Arlington Health & Human Services Holiday Help Program

Mr. Nagle requested that the Board of Commissioners donate \$2,000.00 to the Holiday Help Program this year.

Mr. Connor asked if the increased request is a one-time thing.

Mr. Nagle indicated that the additional \$1,000.00 will assist this program, which greatly benefits our residents and participants, as they experience a reduction in donations this year. The Director of Health and Human Services, Colleen Leger, indicated that the program has seen a reduction in donations this year, but anticipates things returning to normal next year.

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to make a Donation to Arlington Health & Human Services Holiday Help Program.

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

Approval of Reverse Architecture’s Designer Services Contract in the amount of \$30,000.00 for the Chestnut Manor, 667-2, Entry Door Upgrade Project, EOHLIC Project #010140

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve Reverse Architecture’s Designer Services Contract in the amount of \$30,000.00 for the Chestnut Manor, 667-2, Entry Door Upgrade Project, EOHLIC Project #010140.

	<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) Requests 0008, 0015, 0017, 0020 & 0021 for the Arlington Housing Authority Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLIC Project #010116 totaling \$258,032.90

- a. PCO 0008: \$5,254.25
- b. PCO 0015: \$325.69
- c. PCO 0017: \$-\$3,520 (Credit)
- d. PCO 0020: \$989.96

e. PCO 0021: \$254,983

Mr. Connor wanted to know how many buildings are left.

Mr. Nagle said there are four.

Mr. Mitropoulos asked how many windows per building.

Mr. Nagle said it depends.

Mr. Talanian had questions about the condition of the walls in one photo.

Mr. Nagle explained that the photo showed the condition of a wall that needed additional work. This type of additional work was limited development wide and is part of the change order.

Upon a motion made by Talanian and seconded by Mr. Mitropoulos it was voted unanimously in favor to Approve the Proposed Change Order (PCO) Requests 0008, 0015, 0017, 0020 & 0021 for the Arlington Housing Authority Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLC Project #010116 totaling \$258,032.90.

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

Approval of Certificate of Final 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. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Certificate of Final 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	
Jo Anne Preston	X	

Approval of Massachusetts Broadband Institute Connected & Online Grant Program Application

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Massachusetts Broadband Institute Connected & Online Grant Program Application.

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

Approval of Regular Meeting Minutes of 10/22/25

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 10/22/25.

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

Approval of Special Meeting Minutes of 10/28/25

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 10/28/25.

	<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 Food Link will be providing free dinners for tenants. The election is completed. There was a tie for Vice President. The tenants have decided to have two Vice Presidents rather than an additional election.

She said they are getting ready to wrap gifts and write Christmas cards for the veterans. She said they will also be having a Christmas Dinner as well.

General Public

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

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 December 17, 2025