

**Arlington Housing Authority
Regular**

Minutes

December 17, 2025, at 6:00 PM

Call to Order

The hybrid meeting was called to order at 6:04 P.M. by Mr. Connor.

Roll Call

Present:	Brian Connor, Nicholas Mitopoulos, 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 December 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.

He indicated that the Chestnut Manor Sewage Ejector Pump relocation project is nearly complete. All major work has been completed.

The Menotomy Manor Window Replacement Project is underway.

The contractor, TE Snowden, for the Ventilation and Fan upgrade Project at the Hauser Building is waiting for the materials to arrive for the work outlined in the last change order.

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

Mr. Nagle indicated that the Parking Lot Repavement Project at Drake Village should be going out to bid in the next few weeks. He was notified by EOHLIC that the AHA will be receiving some additional funding for this project via EOHLIC targeted paving funds.

He indicated that the bids for the Fire Alarm System Upgrade project at Winslow Towers were due today. The AHA will be reviewing responses with the design team and EOHLIC over the coming days.

The Fire Alarm and Sprinkler System Upgrade project at Cusack Terrace is in the design phase.

The Elevator Upgrade Project at Chestnut Manor is in the design phase.

The Chestnut Manor Entry Door Upgrade Project is in the design phase.

The Cusack Terrace Community Room Air Source Heat Pump project is in the design phase. We have received additional sustainability funding from EOHLIC for this project.

The Menotomy Manor Window Air Source Heat Pump and Electrification of DHW's and Stoves Pilot Project is moving in the design phase.

The AHA will be moving forward with the next steps for the solar panel projects at Chestnut Manor, Cusack Terrace, and the garage at Drake Village after the Board approves the LOI tonight.

Mr. Nagle indicated that the AHA was notified that they will be receiving two grants from MBI, the RANGE grant and the Connected and Online grant. These will help support the internet upgrades taking place this year at all AHA developments.

He also indicated that the AHA has engaged in discussions with Arlington EATs concerning adding a satellite food pantry for Drake Village residents located at the Hauser Building.

The AHA held the Menotomy Manor holiday event last week. It was a great success. Lynne Sullivan, Tricia Horgan, and Bianca Levarity did a great job preparing for and organizing this event. Mr. Nagle also provided praise and gratitude to the numerous organizations that helped make the event possible such as Toys for Tots, Food Link, APD, AFD and more.

The Arlington Select Board's "Select Tones" will be caroling for the residents tonight and tomorrow.

The Arlington Fire Department has been holding their periodic training for AHA residents over the past month. Mr. Nagle indicated that these are great resources for residents to ensure they understand the processes and procedures concerning fire prevention and how to react during an emergency.

Mr. Nagle reminded the Board 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 that we are still going back and forth on MOU and are scheduled to meet with POUA on Monday.

Approval of Massachusetts State-Aided Property Insurance Program Participation Agreement

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve of Massachusetts State-Aided Property Insurance Program Participation Agreement.

Yes **No**

Brian Connor	X
Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X

Approval of Letter of Intent for Solar Panel Installation at Chestnut Manor

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Letter of Intent for Solar Panel Installation at Chestnut Manor with condition that Mr. Greco has provided final review and edits as needed.

Yes **No**

Brian Connor	X
Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X

Approval of Letter of Intent for Solar Panel Installation at Cusack Terrace

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 Solar Panel Installation at Cusack Terrace with condition that Mr. Greco has provided final review and edits as needed.

Yes **No**

Brian Connor	X
Nicholas Mitropoulos	X

Gaar Talanian	X
Jo Anne Preston	X

Approval of Letter of Intent for Solar Panel Installation at Drake Village Garage

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 Solar Panel Installation at Drake Village Garage with condition that Mr. Greco has provided final review and edits as needed.

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

Approval to Accept EOHL C Funding Award for Shared Human Resources Pilot Program for an Annual Amount of \$254,921 for Two Years and the Option to Extend for a Third Year

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve to Accept EOHL C Funding Award for Shared Human Resources Pilot Program for an Annual Amount of \$254,921 for Two Years and the Option to Extend for a Third Year.

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

Approval to Accept EOHL C Sustainability Funding in the amount of \$205,000 for the Community Room Air Source Heat Pump Installation Project, Cusack Terrace 667-5, EOHL C Project #010131

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve to Accept EOHL C Sustainability Funding in the amount of \$205,000 for the Community Room Air Source Heat Pump Installation Project, Cusack Terrace 667-5, EOHL C Project #010131.

<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 OWL Engineers' Design Services Contract in the amount of \$31,600.00 for the Menotomy Manor, 200-1, Window ASHP, and Electrification of DHW's and Stove's PILOT Project, EOHLC Project #010147

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve of OWL Engineers' Design Services Contract in the amount of \$31,600.00 for the Menotomy Manor, 200-2, Window ASHP, and Electrification of DHW's and Stove's PILOT Project, EOHLC Project #010147.

Yes **No**

Brian Connor	X
Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X

Approval of Proposed Change Order (PCO) Request 0013 for the Arlington Housing Authority Deep Energy Retrofit Phase 1: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLC Project #010116 in the amount of \$9,987.43

Upon a motion made by Ms. Preston and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Request 0013 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 \$9,987.43.

Yes **No**

Brian Connor	X
Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X

Approval of Certificate of Substantial Completion for Arlington Housing Authority FPE Panel Replacement and Switchboard Modernization, Chestnut Manor 667-2, EOHLC Project #010113

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Certificate of Substantial Completion for Arlington Housing Authority FPE Panel Replacement and Switchboard Modernization, Chestnut Manor 667-2, EOHLC Project #010113.

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

Approval of Arlington Housing Authority Community Development Block Grant Application

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Arlington Housing Authority Community Development Block Grant.

	<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 11/19/25

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Regular Meeting Minutes of 11/19/25.

	<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 11/25/25

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Special Meeting Minutes of 11/25/25.

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

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 they had their Christmas dinner. She indicated that they are working on scheduling new activities. One activity she mentioned was that the residents will be making Valentine's Day houses. She indicated that the tenants like game night.

Mr. Connor thanked Ms. Curley for being President for five years.

Jean Thompson, President of the Chestnut Manor Tenants Association, said that They had their Christmas party and they had a raffle this past month. She said that their Budgets will be ready next month. She also indicated that they are having a New Year's Eve party.

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.

Yes **No**

Brian Connor	X
Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X

Next Meeting is January 22, 2026