

**Arlington Housing Authority  
Regular**

**Minutes**

**January 22, 2026, at 7:00 PM**

**Call to Order**

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

**Roll Call**

Present: Nicholas Mitropoulos, Gaar Talanian and Jo Anne Preston

Absent: Brian Connor and Fiorella Badilla

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

**Notice to Town Clerk**

Notice of this meeting was delivered electronically January 15, 2026 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.

The Chestnut Manor Sewage Ejector Pump relocation project is nearly complete. All major work has been completed.

The Menotomy Manor Window Replacement Project is complete with the exception of some masonry repairs that will take place during the warmer weather.

The Ventilation and Fan upgrade Project at the Hauser Building is waiting for the materials to arrive for the change order that was approved by the Board.

The Drake Village Maintenance Garage Exterior Renovation Project is complete.

The Fire Alarm Upgrade project at Winslow Towers is moving into the construction phase pending contract approval by the Board and EOHLA.

The Parking Lot Repavement Project at Drake Village 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 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.

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

The high-speed internet upgrades being completed by Aervivo via grant funds received by the Massachusetts Broadband Institute will be starting in the next month.

Mr. Nagle indicated that the AHA's request for window upgrades at Winslow Towers via the LEAN Program is still being reviewed by ABCD. An additional contractor will be coming out next week to look at the current windows and doors to the balcony for those middle units. They will then be sending a scope and price proposal to ABCD to determine whether the project is feasible via the LEAN Program.

The AHA has signed the LOI with Resonant energy for the initial site review for the solar panel installation.

Mr. Nagle indicated that the Property Managers are currently completing rent redeterminations at our Senior Housing Developments.

Mr. Nagle provided an update on the FY 2026 THUD Appropriations Bill.

He indicated that the AHA has been notified that they are being awarded a grant from the Arlington Commission for Arts and Culture (ACAC) for \$1,000. This grant helps us provide free arts programming for AHA residents at Chestnut Manor, Cusack Terrace and Winslow Towers.

Mr. Nagle indicated that the Menotomy Manor Property Manager, Lynne Sullivan, left the AHA this past month. The AHA is currently in the process of interviewing candidates for the vacant property manager position.

### **Update on Drake Village Redevelopment**

Mr. Nagle indicated that the AHA and POUA are still working through negotiations and discussion concerning the MOU.

**Arlington EATS Mini Market at Hauser Building**

Mr. Nagle indicated that the AHA and Arlington EATs will be creating a mini food pantry for residents at the Hauser Building.

Ms. Preston said it is great and that it would be good to have a screening clinic as well.

**Approval of Write-Off Collection Loss 667-C for \$22,151.50**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve to Write-Off Collection Loss 667-C for \$22,151.50.

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

**Approval of Write-Off Collection Loss 220-C for \$27,043.00 minus \$17,000.00**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor Approve to Write-Off Collection Loss 200-C for \$27,043.00 minus \$17,000.00.

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

**Approval of Housing Choice Voucher (HCV) 2026 Fair Market Rent (FMR) Payment Standards at 100% of the FMR Effective 2/1/2026**

Upon a motion made by Ms. Preston and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Housing choice Voucher (HCV) 2026 Fair Market Rent (FMR) Payment Standards at 100% of the FMR Effective 2/1/2026.

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

**Approval of Pet Policy**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Pet Policy.

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

**Approval of Intergovernmental Agreement for Shared Human Resource Pilot Program**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Intergovernmental Agreement for Shared Human Resource Pilot Program.

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

**Approval of Cycle 2 Range Program Grant Agreement between the Arlington Housing Authority and Massachusetts Technology Collaborative**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Cycle 2 Range Program Grant Agreement between the Arlington Housing Authority and Massachusetts Technology Collaborative.

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

**Approval of Connected and Online Program Grant Agreement between the Arlington Housing Authority and Massachusetts Technology Collaborative**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve of the Connected and online Program Grant Agreement between the Arlington Housing Authority and Massachusetts Technology Collaborative.

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

**Approval of Amendment #2 to the EOHLIC Contract for Financial Assistance (CFA) 5010 in the amount of \$881,335.00**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve Amendment #2 to the EOHLIC Contract for Financial Assistance (CFA) 5010 in the amount of \$881,335,00

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

**Approval of Low Bidder and Award of Contract to LeVangie Electric Co., Inc for Arlington Housing Authority Fire Alarm Upgrade Project, Winslow Towers 667-3, EOHLIC Project #010141 in the amount of \$815,000.00**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Low Bidder and Award of Contract to LeVangie Electric Co., Inc. for Arlington Housing Authority Fire Alarm Upgrade Project, Winslow Towers 667-3, EOHLIC Project #010141 in the amount of \$815,000.00.

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

**Approval of Proposed Change Order (PCO) Request 0019 for the Arlington Housing Authority Deep Energy Retrofit Phase I: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLIC Project #010116 in the amount of \$3,572.80**

Upon a motion made by Ms. Preston and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve Proposed Change Order (PCO) Request 0019 for the Arlington Housing Authority Deep Energy Retrofit Phase I: Window Replacement and Envelope Repair Project, Menotomy Manor, EOHLIC Project #010116 in the amount of \$3,572.80.

	<b><u>Yes</u></b>	<b><u>No</u></b>

Nicholas Mitropoulos	X
Gaar Talanian	X
Jo Anne Preston	X

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

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

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

**Approval of Regular Meeting Minutes of 12/17/25**

Upon a motion made by Ms. Preston and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Regular Meeting Minutes of 12/17/25.

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

**Motion to Adjourn**

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

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

Next Meeting is February 18, 2026

*Quorum was lost after Motion to Adjourn due to Mr. Mitropoulos leaving the meeting. Remaining Board Members, Mr. Talanian and Ms. Preston completed Public Participation at that time. The reports and comments that were received have been included in the minutes for record.*

### **Public Participation**

#### a. Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Curley, President of the Winslow Towers Tenants Association, said that on Valentine's Day they are doing a KFC night. She indicated that they are waiting to see if they want to do a Chinese New Year.

She also indicated that Game night is every Thursday at 7:00.

Ms. Curley asked what the protocol is for the replacement of a Tenant Board Member that has vacated their position.

Mr. Nagle said that there is special process through EOHLC. He said that a letter will be sent to the LTO's to put in their nominations. Mr. Nagle said that whoever is selected by the Select Board will finish the current Board Members term.

Linda Varone, Vice President of the Chestnut Manor Tenants Association, was present but had difficulty unmuting or putting her video on.

Mr. Nagle indicated that if she and Jeanne Thompson have any concerns, they can contact him after the meeting.

Mr. Nagle indicated that he met with the LTO at Drake Village and gave them information concerning the process to be recognized by the Board of Commissioners per EOHLC regulation and the MOU.

Ms. Preston said that the LTO at Cusack has their meeting the same day as the Housing Authority.

### **General Public**

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

NONE