

**Arlington Housing Authority
Regular**

Minutes

April 22, 2026, at 6:00 PM

Call to Order

The virtual meeting was called to order at 6:00 P.M. by Mr. Connor.

Roll Call

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

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

Notice to Town Clerk

Notice of this meeting was delivered electronically April 16, 2026 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

Mr. Nagle provided capital project updates regarding the planning, design and construction status.

The Ventilation and Fan upgrade Project at the Hauser Building is nearly completed. The designer is working on a solution that will address the vibrations on the top floor.

The Fire Alarm Upgrade Project's contractor, Levangie Electric Company, is getting prepared to start work at Winslow Towers. Mr. Nagle indicated there will be a meeting with residents before the work begins to provide information and an opportunity to ask questions.

The Elevator Upgrade Project at Chestnut Manor, Entry Door Upgrade Project at Chestnut Manor, Community Room Air Source Heat Pump project at Cusack Terrace, the Menotomy Manor Window Air Source Heat Pump and Electrification of DHW's and Stove Pilot Project, and the Hauser Building's Public Bathroom Accessibility improvement Project are all in the design phase.

The preconstruction meeting for the Drake Village parking lot project is being scheduled for early April.

The Solar Panel installation projects at Chestnut Manor, Cusack Terrace and at the Drake Village Garage are in the investigative phase.

The high-speed internet upgrade project has started at Drake Village.

Mr. Nagle indicated that they are preparing to start high-speed internet upgrades at Winslow Towers in the next month or so. He indicated that they are working with Aervivo to confirm next steps and will be working with residents to ensure they are informed prior to any work being completed in their units.

New Ecology completed hot water heater upgrades at Winslow Towers this past month. This work has addressed the intermittent loss of hot water at this building.

Vareika Construction is in the process of completing the restoration work needed at Cusack Terrace due to the insurance loss that happened earlier this year. They are making great progress. Mr. Nagle indicated that he hopes to have the vacant units back online sometime in June.

Property Managers have completed rent determinations at our Senior Housing Development. New Rents will be effective May 1, 2026.

The AHA is completing its annual inspections at the Drake Village Cottages next week.

The AHA received the McClennan Award from the Arlington Center for the Arts (ACA) at their event on April 11th.

The first digital navigation boot camp courses took place the week of March 30th at each development. Residents that complete the training/certification will be eligible to receive a laptop (limited to – One Laptop per Household). MACIR, Inc. will be providing this training during the first of each month via the MBI Range Grant.

The opening day for the Drake Village Mini Market is scheduled for tomorrow.

The AHA is in the process of hiring the new Shared HR Manager. Mr. Nagle indicated that he anticipates her starting towards the end of May.

He indicated that they are also in the process of interviewing for a new full-time Resident Services Coordinator. Tricia Horgan will be moving to part-time next month.

He also indicated that he will be readvertising the Deputy Executive Director role in an effort to get more qualified applicants.

Approval of the Final Version of the Memorandum of Understanding (MOU) and Access Agreement between Arlington Housing Authority and Planning Office for Urban Affairs, Inc. (POUA) for the Redevelopment of the Drake Village Cottages as

well as Authorization for the Executive Director to Sign and Implement the MOU & Access Agreement

This was tabled.

Acceptance of Executive Office of Labor and Workforce Development's Department of Labor Standards Wage Rates Effective 4/1/2026

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Accept the Executive Office of Labor and Workforce Development's Department of Labor Standards Wage Rates Effective 4/1/2026.

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

Approval of Verizon Lease Extension for an Additional Five Years from 5/3/2026 – 5/2/2031 for Hauser Building Verizon Contract #156541

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve of Verizon Lease Extension for an Additional Five Years from 5/3/2026 – 6/2/2031 for Hauser Building Verizon Contract #156541.

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

Approval to Provide Executive Director Authorization to Allocate Up to 10% of Construction Cost Towards Administrative Fee for the Following EOHLC Projects: 010147, 010148, 010149, 010150, 010151, 010152, 010153, 010154, 010155, & 010156

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Provide Executive Director Authorization to Allocate Up to 10% of Construction Cost Towards Administrative Fee for the Following EOHLC Projects: 010147, 010148, 010149, 010150, 010151, 010152, 010153, 010154, 010155 & 010156.

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

Approval to Make TX3 Phone Intercom by Mircom, a Proprietary material for the Chestnut Manor Entry Door Improvement Project, EOHLC Project #010140, in accordance with M.G.L., Ch. 149

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Make TX3 Phone Intercom by Mircom, a Proprietary material for the Chestnut Manor Entry Door Improvement Project, EOHLC Project #010140, in accordance with M.G.I., Ch. 149.

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

Approval to make Keyscan Aurora by Dormakaba., a Proprietary Material for the Chestnut Manor Entry Door Improvement Project, EOHLC Project #010140, in accordance with M.G.I., Ch. 149

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve to make Keyscan Aurora by Dormakaba., a Proprietary Material for the Chestnut Manor Entry Door Improvement Project, EOHLC Project #010140, in accordance with M.G.I., Ch. 149

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

**Approval to Accept EOHLC Emergency Award for \$226,875 for Security Systems
Upgrades at Winslow Towers, EOHLC Project #010155**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Accept EOHLC Emergency Award for \$226,875 for Security Systems Upgrades at Winslow Towers, EOHLC Project #010155.

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

**Approval to Accept EOHLC Emergency Award for \$60,500 for Water Main
Replacement at Hauser Building, EOHLC Project #010154**

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Accept EOHLC Emergency Award for \$60,500 for Water Main Replacement at Hauser Building, EOHLC Project #010154.

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

**Approval of EOHLC High Leverage Asset Preservation Program (HILAPP)
Application for the Cusack Terrace Fire Alarm and Sprinkler System upgrade
Project, EOHLC Project #010143**

Upon a motion made by Ms. Badilla and seconded by Ms. Preston, it was unanimously voted in favor to Approve of EOHLC High Leverage Asset Preservation Program (HILAPP) Application for the Cusack Terrace Fire Alarm and Sprinkler System upgrade Project, EOHLC Project #010143.

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

Approval of EOHLC Creative Placemaking NOFA Application for Winslow Towers

Upon a motion made by Mr. Badilla and seconded by Mr. Talanian it was unanimously voted in favor of Approve of EOHLC Creative Placemaking NOFA Application for Winslow Towers.

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

Approval of Regular Meeting Minutes of 3/25/26

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve the Regular Meeting Minutes of 3/25/26.

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

Public Participation

a. Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Curley, President of Winslow Towers Tenants Association, said they are planning a pizza night. She indicated that there has been coffee and donuts on Saturdays. Food Link is still delivering food each week. They have Bingo on Monday night and once a month in the afternoon.

She also said there has been low participation at monthly meetings. She is considering moving their meetings to once every other month.

Ms. Preston asked if the Theater Group is going there.

Ms. Curley said they will be there this Saturday.

Steve Dudek, President of Drake Village Tenants Association, said that the Vice President resigned because she is moving. He said that there are a couple of candidate for that position.

He said that he is working on something for Mother's Day.

Mr. Connor asked how the food pantry is going at Drake Village.

Mr. Dudek said that tomorrow is the first day.

General Public

NONE

Mr. Nagle indicated to the Board that the main office will be closed for walk-in traffic this Friday, April 24, 2026. There are some upgrades in the office that are being completed that require staff to work remotely. These upgrades are a necessity to make room for the new staff being brought in.

Mr. Connor said that he was impressed with the design.

Motion to Adjourn

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

Yes

No

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

Next Meeting is May 27, 2026