

**Arlington Housing Authority
Regular**

Minutes

May 27, 2026, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:00 P.M. by Mr. Connor.

Roll Call

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

Absent: Nicholas Mitropoulos

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

Notice to Town Clerk

Notice of this meeting was delivered electronically May 22, 2026 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

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

The parking lot repavement project at Drake Village is underway.

The Community Room Air Source Heat Pump project at Cusack Terrace is out to bid.

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.

Mr. Nagle indicated that a meeting is scheduled in June to review the Solar Panel installation projects at Chestnut Manor, Cusack Terrace and at the Drake Village Garage with Resonant Energy and EOHLC.

Mr. Nagle indicated that the high-speed internet upgrade project has started at Drake Village.

He also updated the Board that the high-speed internet upgrades at Winslow Towers and Chestnut Manor should be starting in the next month or so.

He also indicated that Vareika Construction has completed or is nearing completion of multiple units as part of the insurance loss at Cusack Terrace.

Mr. Nagle indicated that they are still working through language in the MOU with EOHLC and Planning Office for Urban Affairs (POUA).

Mr. Nagle also updated the Board that our Fee Accountant, CBIZ, reported to us this past month that we are projecting to potentially come out of shortfall this year.

He also indicated that he received an email from HUD notifying the AHA that it has been identified as Category 2 for Shortfall Funding Status. HUD indicated that this is due to us potentially being in shortfall for three years over the past ten years (2024, 2025 & 2026). However, this is dependent on whether we will be able to come out of shortfall as projected.

Mr. Nagle indicated that the Drake Village Tenants Association disbanded this past month after their President resigned.

He also indicated that the Cusack Terrace Tenants Association elected new officers this past month. Mr. Nagle will be scheduling a meeting with the newly elected officers in June.

The AHA submitted its Creative Placemaking Grant Application to EOHLC after presenting the grant receiving feedback from Winslow towers residents.

He also reported that the Arlington Arts hosted a workshop for Drake Village residents called "Go Fish."

Additionally, the Digital navigation boot camp courses took place again this past month at each development.

Also, that the opening day for the Drake Village Mini Market took place this past month.

Mr. Nagle also reported that the AHA received Nalox Boxes from the Town of Arlington. They have been installed at each of our developments. The AHA will be hosting training from the Town of Arlington's Prevention Program at each site as part of education surrounding this resource and substance abuse in general.

Fidelity House will be hosting its open house for Summer Programs for Menotomy Manor residents.

Mr. Nagle also indicated that the AHA hired a Human Resources Manager, Taylor Donaldson Jhurani. She started last week.

The AHA also hired a Resident Services Coordinator, Grace Santana. She also started last week.

He also reported that the AHA has started screening applicants for the Deputy Executive Director position.

New Staff Appointments

- a. Human Resources Manager – Taylor Donaldson Jhurani

Mrs. Donaldson Jhurani said that as part of this pilot program, she is providing human resources services to ten housing authorities. She is very excited to get to know everyone and build this program.

Mr. Nagle said that she hit the ground running. He is impressed with her knowledge and the impact she is already making

Approval to Provide the Fidelity House with \$5,000 for the Purpose of Creating Scholarships so that Residents of Menotomy Manor can attend a Fidelity House Summer Program.

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve to Provide the Fidelity House with \$5,000 for the Purpose of Creating Scholarships so that Residents of Menotomy Manor can attend a Fidelity House Summer Program.

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

Approval to Provide the Arlington Boys and Girls Club with \$2,000 from Tenant Services for the Purpose of Creating Scholarships so that Residents of Menotomy Manor can attend Arlington Boys and Girls Club Summer Programming

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve to Provide the Arlington Boys and Girls Club with \$2,000 from Tenant Services for the Purpose of Creating Scholarships so that Residents of Menotomy Manor can attend Arlington Boys and Girls Club Summer Programming.

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

Approval to Provide Arlington EATS with \$2,000 from Tenant Services to help fund the Drake Village Mini-Market's Cook & Thrive Senior Nutrition Initiative that is being carried out by the Tufts Food is Medicine Institute at the Friedman School of Nutrition Science and Policy

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve to Provide Arlington Eats with \$2,000 from Tenant Services to help fund the Drake Village Mini-Market's Cook & Thrive Senior Nutrition Initiative that is being carried out by the Tufts Food is Medicine Institute at the Friedman School Nutrition Science and Policy.

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

Approval of Certificate of Final Completion, Maintenance Garage Siding, Sofit, Fascia and Gutter Replacement Project, 667-1, EOHLC Project #010138

Upon a motion made by Ms. Badilla and seconded by Mr. Talanian it was unanimously voted in favor to Approve of Certificate of Final Completion, Maintenance Garage Siding, Sofit, Fascia and Gutter Replacement Project, 667-1, EOHLC Project #010138.

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

Approval of Regular Meeting Minutes of 4/22/26 and Annual Meeting

Upon a motion made by Mr. Talanian and seconded by Ms. Badilla it was unanimously voted in favor to Approve to the Regular Meeting Minutes of 4/22/26 and the Annual Meeting.

	<u>Yes</u>	<u>No</u>
Brian Connor	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 the Winslow Towers Tenants Association, said she received an e-mail from Katherine Clark's office. She said that she requested that someone from her office come to Winslow Towers due to them not being able to attend their other scheduled event(s). Ms. Curley indicated a representative from Congresswoman Clark's office will be coming to Winslow Towers in July to answer any questions the tenants may have.

She also indicated that they are having a bake sale on June 13, 2026.

She also reported that during the summer they will have an event(s) where they will serve hot dogs and ice cream.

General Public

NONE

Motion to Adjourn

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

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