

**Arlington Housing Authority
Regular**

Minutes

June 17, 2026, at 6:30 PM

Call to Order

The virtual meeting was called to order at 7:32 P.M. by Mr. Talanian.

Roll Call

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

Absent: Brian Connor

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

Notice to Town Clerk

Notice of this meeting was delivered electronically June 12, 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 the Board with capital project updates.

The fire alarm upgrade project is anticipated to begin in July.

The parking lot repavement project at Drake Village is underway.

The high-speed internet upgrade project is underway at Drake Village.

The AHA is working with Aervivo to confirm the next steps for the Winslow Towers and Chestnut Manor high speed internet projects and will be working with residents to ensure they are informed prior to any work being completed in the units.

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 AHA has a meeting scheduled next week to review the Solar Panel installation projects at Chestnut Manor, Cusack Terrace and at the Drake Village Garage with Resonant Energy and EOHLC.

Vareika Construction has completed the restoration work as part of the insurance loss at Cusack Terrace. Our Tenant Selection team is working to fill those units.

The AHA held its Annual Senior Housing Cookouts at Drake Village, Winslow Towers, Chestnut Manor, and Cusack Terrace. Mr. Nagle thanked all of the AHA staff for their hard work making this great event happen again this year.

He indicated that Taylor has been hard at work meeting with the participating housing authorities, including the AHA, this past month to identify priorities. He also indicated that they have also been communicating updates to EOHLC and anticipate scheduling a kickoff meeting with them in the next few weeks.

Mr. Nagle indicated that he has been informed that Chestnut Manor will be holding elections for its Tenant Association this month.

Arlington Arts is hosting a workshop at multiple senior developments call “Go Fish.”

Digital navigation boot camp courses continue to be held at the beginning of each month. 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. They also provide technical support and assistance at each development on a specified date each week.

The Drake Village Mini Market is going very well. Arlington EATS has asked that we consider providing space for an additional refrigerator, which the AHA is reviewing.

The AHA is completing interviews for the Deputy Executive Director position.

Drake Village Redevelopment Update

Mr. Nagle indicated that there are no updates at this time. The AHA is working with its legal counsel to work through the language in question concerning subsidy.

Approval of Low Bidder and Award of Contract to Araujo Bros Plumbing & Heating, Inc. for the Arlington Housing Authority Community Room Heat Pumps Project, Cusack Terrace 667-5, EOHLC Project #010131 in the amount of \$168,800.00

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve the Low Bidder and Award of Contract to Araujo Bros Plumbing & Heating, Inc. for the Arlington Housing Authority Community Room Heat Pumps Project, Cusack Terrace 667-5, EOHLC Project #010131 in the amount of \$168,800.00.

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

Approval to Accept Community Preservation Act Funds for the Cusack Terrace Fire Alarm and Sprinkler System upgrade Project, EOHLC Project #010143, in the amount of \$300,000

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve to Accept Community Preservation Act Funds for the Cusack Terrace Fire Alarm and Sprinkler System upgrade Project, EOHLC Project #010143, in the amount of \$300,000.00.

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

Approval of Amendment #17 to the EOHLC Contract for Financial Assistance (CFA) 5001 in the amount of \$2,412,740.99

Upon a motion made by Ms. Preston and seconded by Ms. Badilla it was unanimously voted in favor to Approve of Amendment #17 to the EOHLC Contract for Financial Assistance (CF) 5001 in the amount of \$2,412,740.99.

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

Approval of Regular Meeting Minutes of 5/27/26 and Annual Meeting

Upon a motion made by Ms. Badilla and seconded by Ms. Preston it was unanimously voted in favor to Approve to the Regular Meeting Minutes of 5/27/26 and the Annual Meeting.

	<u>Yes</u>	<u>No</u>
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 she had a bake sale that raised \$190.00 and a 50 – 50 raffle that raised \$78.00. They are planning an ice cream, hot dog, and pizza night.

Ms. Curley also indicated that a representative from Congresswoman Katherin Clark's office will be coming to Winslow Tower in July.

She also indicated that James, from the Digital Boot Camp, has been helping the tenants with the computers and telephones.

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>
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	
Fiorella Badilla	X	

Next Meeting is July 15, 2026