

**Arlington Housing Authority
Regular**

Minutes

July 15, 2026, at 7:00 PM

Call to Order

The virtual meeting was called to order at 7:40 P.M. by Mr. Connor.

Roll Call

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

Absent:

Also Present: John Nagle, Executive Director

Notice to Town Clerk

Notice of this meeting was delivered electronically July 10, 2026 and posted by the Arlington Town Clerk in accordance with the provisions of the Open Meeting Law.

Executive Director's Report

Mr. Nagle provide the Board with capital project updates.

The Fire Alarm Upgrade Project is anticipated to begin this month.

The parking lot repavement project at Drake Village is underway. There was a delay in materials being delivered which has delayed the final coat of asphalt being completed to mid or late August.

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

The AHA is in the process of completing the required contract documentation with Araujo Brothers Plumbing and Heating for the Cusack Terrace Community Room Air Source Heat Pump Project.

The AHA met with EOHLC and Resonant Energy concerning the current phase of the solar panel projects at Chestnut Manor, Cusack Terrace and at the Drake Village Garage. Resonant Energy is moving forward on the next steps for Cusack Terrace and Drake Village with Eversource. Chestnut Manor will be postponed until after the roof is replaced.

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

Mr. Nagle provided an update on the Bank of America account. He indicated that Bank of America has put additional security measures in place while a new account gets set up. Additionally, the AHA is communicating with other banks to determine whether these funds will be kept at Bank of America.

Mr. Nagle indicated that he and Taylor met with the participating housing authorities as well as EOHLIC this past month. She has created a great framework for the month ahead. He indicated that they anticipate advertising the Human Resources Generalist position in the next month.

The AHA completed inspections at Cusack Terrace this past month.

The AHA sent out the Annual Rent Recertifications packets to Menotomy Manor residents this past month. The new rents will be effective 11/1/2026.

The AHA will be partnering again with APD on National Night Out, which will be held at the Thompson School Field on Tuesday, August 4th at 5 PM.

The AHA partnered with APD in hosting the Arlington High School Jazz Ensemble to perform at Cusack Terrace as part of Porch Fest.

The AHA is still screening applicants for the Deputy Executive Director position.

One of our Maintenance Mechanics, Ron Valeri, will be retiring this week.

Roland Demers has also retired and moved into a part-time position at the AHA.

Mr. Nagle indicated that the AHA is grateful to both Ron and Rollie for their years of service to the AHA and its residents.

Ms. Preston asked what the insurance loss was for?

Mr. Nagle said that a pipe burst at Cusack Terrace in a tenant's apartment this past winter. The restoration work has been completed and units are in the process of being offered and leased up.

**Approval of Five-Year Contract with Jack Nagle as Executive Director for the
Arlington Housing Authority Effective 10/1/2026**

Upon a motion made by Ms. Badilla and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve the Five-Year Contract with Jack Nagle as Executive Director for the Arlington Housing Authority Effective 10/1/2026.

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

Approval to Adopt CHAMP Affirmative Action Goal and Placement Rate in accordance with EOHLC Guidelines Outlined in PHN 2021-14

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve to Adopt CHAMP Affirmative Action Goal and Placement Rate in accordance with EOHLC Guidelines Outlined in PHN 2021-14.

	<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 6/17/2026

This was tabled.

Approval of Housing Choice Voucher Annual Hearing Minutes of 6/17/2026

This was tabled.

Public Participation

a. Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Curley, President of Winslow Towers Tenant Association, thanked the Board for the additional funding. She also indicated that they are going to have a hot dog and bean dinner. They will also have ice cream social in the afternoon.

General Public

NONE

Motion to Adjourn

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

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

Mr. Nagle thanked the Board for approving his contract for another five years.

Next Meeting is August 19, 2026