

**Arlington Housing Authority
Regular**

Minutes

August 19, 2026, at 7:00 PM

Call to Order

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

Roll Call

Present: Brian Connor, Gaar Talanian, Nicholas Mitropoulos
(Intermittent Disconnection), and Jo Anne Preston

Absent: Fiorella Badilla

Also Present: John Nagle, Executive Director and John Greco

Notice to Town Clerk

Notice of this meeting was delivered electronically August 14, 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 capital project updates to the Board.

He indicated that the Fire Alarm Upgrade Project at Winslow Towers is underway.

The parking lot repavement project at Drake Village is scheduled to resume the week of August 31st. The contractor had paused work on this project due to delays in material delivery.

The AHA held the pre-construction meeting for the Community Room Heat Pump project at Cusack Terrace.

He indicated that they anticipate being able to put the Entry Door Upgrade Project at Chestnut Manor, and the Public Bathroom Accessibility improvement Project at the Hauser Building out to bid in the next month or so.

The Elevator Upgrade Project at Chestnut Manor, Entry Door Upgrade Project at Chestnut Manor are currently paused due to funding. He indicated that the AHA will be submitting EOHLC HILAPP applications as a means to help move these projects forward.

Mr. Nagle indicated that he received notice from EOHLC that the AHA has been awarded \$750,000 in HILAPP funding for the Cusack Terrace Fire Alarm and Sprinkler System Upgrade project.

He indicated that we received notification from Bank of America that they have completed their fraud investigation and that they will be refunding the AHA the funds that were impacted (\$4,897.25).

Mr. Nagle indicated that he and Ms. Donaldson Jhurani met with EOHLC this past month. Ms. Donaldson Jhurani is creating guides for the participating housing authorities surrounding hiring and onboarding as well as offboarding. She is also working on a number of other initiatives as well as supporting hiring efforts being completed by the participating housing authorities.

The AHA completed inspections at Winslow Towers this past month.

The AHA sent out the Annual Rent Recertifications packets to Menotomy Manor residents in July. The AHA will be completing the new rent calculations over the next couple of months. The new rents will be effective 11/1/2026.

Mr. Nagle also provide some resident services updates to the Board.

The AHA and APD partnered in hosting National Night Out again earlier this month. The event went very well.

An FSS participant is graduating from the program this month and will be using her escrow funds as part of her down payment to purchase a house.

The SSP Program now has 26 participants enrolled. Eleven are at the AHA and fifteen are at Waltham Housing Authority.

Our RSC's are developing a new resource guide for AHA residents. The guide will help residents identify and access available community resources and supportive services.

AFD held fire safety presentations at multiple buildings.

AFD will be holding Narcan and CPR training during the month of September.

Digital Navigation courses and support continue to be provided to residents at each development through the MBI grants.

The AHA will be hosting a back-to-school event at Menotomy Manor next week. A limited number of donated school supplies will be available.

Mr. Nagle indicated that they posted a job advertisement for the HR Generalist position and that they are currently screening candidates.

He indicated that Dan Carroll has been promoted to Maintenance Mechanic.

He also indicated that they AHA will be posting the Maintenance Aide position in the coming weeks.

Ms. Preston asked if these school supplies are for the Menotomy Manor children.

Mr. Nagle said yes.

Discussion of Proposals from AT & T to Modify Rooftop Lease Agreements on Hauser Building Roof and Winslow Towers Roof

Mr. Nagle said that AT&T wants the AHA to agree to a reduced rent, consider taking a lump sum payment as well as agree to a longer lease extension. Mr. Nagle has some concerns about their proposal.

Mr. Connor said that the AHA should not accept a lower rent from what's already in the lease.

Mr. Nagle will respond to AT&T indicating that the AHA will not be accepting a change that reduces the already agreed upon time frames and rent.

Approval to Open a Revolving Fund Account at TD Bank and Authorize the Executive Director to Execute All Documents Necessary to Complete the Process.

Upon a motion made by Mr. Talanian and seconded by Mr. Mitropoulos it was unanimously voted in favor to Approve to Open a Revolving fund Account at TD Bank and Authorize the Executive Director to Execute all Documents Necessary to Complete the Process.

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

Approval of Updated Procurement Policy

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

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

Approval of Memorandum of Agreement with Lamplight Women's Literacy for Programming at Life Skills Center

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Memorandum of Agreement with Lamplight Women's Literacy for Programming at Life Skills Center.

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

Approval of the Responsive and Responsible Bidder and Award of Contract to McCright and Associates for HQS & NSPIRE Inspectional Services for the Housing Choice Voucher Program for a One-Year Contract and an Option for Two One-Year Extensions at the Sole Discretion of the Arlington Housing Authority

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Responsive and Responsible Bidder and Award of Contract to McCright and Associates for HQS & NSPIRE Inspectional Services for the housing Choice Voucher Program for a One-Year Contract and an Option for Two One-Year Extensions at the Sole Discretion of the Arlington Housing Authority.

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

Approval of GCG Associates, Inc. Designer Services Contract in the amount of \$40,100.00 for the Chestnut Manor, 667-2, Parking Lot Walkway Reconstruction Project, EOHLIC Project #010095

Upon a motion made by Ms. Preston and seconded by Mr. Talanian it was unanimously voted to Approve of GCG Associates, Inc. Designer Services Contract in the amount of

\$40,100.00 for the Chestnut Manor, 667-2, Parking Lot Walkway Reconstruction Project, EOHLC Project #010095.

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

Approval of Gannett Fleming Designer Services Contract in the amount of \$43,800.00 for the Winslow Towers, 667-3, Security System upgrade Project, EOHLC Project #010155

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve of Gannett Fleming Designer Services Contract in the amount of \$43,800.00 for the Winslow Towers, 667-3, Security System upgrade Project, EOHLC Project #010155.

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

Approval of Proposed Change Order (PCO) Request 0001 for the Arlington Housing Authority Parking Lot Improvement Project, Hauser Building, EOHLC Project #010130 in the amount of \$21,745.00

Upon a motion made by Mr. Mitropoulos and seconded by Ms. Preston it was unanimously voted in favor to Approve the Proposed Change Order (PCO) Request 0001 for the Arlington Housing Authority Parking Lot Improvement Project, Hauser Building, EOHLC Project #010130 in the amount of \$21,745.00.

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

Approval of Certificate of Substantial Completion Ejector Pump Relocation Replacement Project, 667-2, EOHLC Project #010136

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Certificate of Substantial Completion Ejector Pump Relocation Replacement Project, 667-2, EOHLC Project #010136.

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

Approval of Certificate of Final Completion, Ejector Pump Relocation Replacement Project, 667-2, EOHLC Project #010136

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Certificate of Final Completion, Ejector Pump Relocation Replacement Project, 667-2, EOHLC Project #010136.

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

Approval of EOHLC High Leverage Asset Preservation Program (HILAPP) Application for the Chestnut Manor Elevators Upgrade Project, EOHLC Project #010139

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve of EOHLC High Leverage Asset Preservation Program (HILAPP) Application for the Chestnut Manor Elevators Upgrade Project, EOHLC Project #010139.

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

**Approval of EOHLC High Leverage Asset Preservation Program (HILAPP)
Application for the Hauser Building Federal Pacific Switch Board Replacement
Project, EOHLC Project #010148**

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve of EOHLC High leverage Asset Preservation Program (HILAPP) Application for the Hauser Building Federal Pacific Switch Board Replacement Project, EOHLC Project #010148.

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

Approval of Regular Meeting Minutes of 7/15/2026

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve of the Regular Meeting Minutes of 7/15/2026.

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

Approval of State Annual Plan Public Hearing Minutes of 7/15/2026

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the State Annual Plan Public Hearing Minutes of 7/15/2026.

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

Approval of Special Meeting Minutes of 6/30/2026

Upon a motion made by Mr. Mitropoulos and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Special Meeting Minutes of 6/30/2026.

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

Approval of Regular Meeting Minutes of 6/17/2026

Upon a motion made by Mr. Talanian and seconded by Ms. Preston it was unanimously voted in favor to Approve the Regular Meeting Minutes of 6/17/2026.

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

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

Upon a motion made by Ms. Preston and seconded by Mr. Talanian it was unanimously voted in favor to Approve the Housing Choice Voucher Annual Hearing Minutes of 6/17/2026.

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

Public Participation

a. Local Tenants Organizations – Presidents Report on Tenant Activities

Doreen Curley, President of the Winslow Towers Tenant Association, indicated that they held a hot dog dinner last night. She is thinking of having a pizza and a sub dinner in the future.

Ms. Curley also indicated that Minuteman Senior Services will be coming to discuss the different programs that the tenants are eligible for.

She is also thinking of crafts for the tenants for Christmas.

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	
Nicholas Mitropoulos	X	
Gaar Talanian	X	
Jo Anne Preston	X	

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Next Meeting is September 16, 2026