

Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
March 27, 2017

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:30 PM. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Cornelius J. Ivers, Chairman
Scott T. Griffith, Vice Chairman
Lawrence Kendzior, Commissioner

ABSENT: Carlos Ruiz, Treasurer
Emely Morales-Varona, Resident Commissioner

STAFF PRESENT: Robert Cappelletti, Executive Director, and
Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting LLC.

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

None

3. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization:
None

B. Yale Acres Resident Association:
None

C. Mills Memorial Apartments Tenant Organization:
None

4. PREVIOUS MONTH'S MINUTES

**A. Minutes of the Regular Board of Commissioners' meeting held
February 27, 2017**

Vice Chairman Scott Griffith made a motion to approve the minutes of the February 27, 2017, Regular Board of Commissioners meeting, Commissioner Lawrence Kendzior seconded the motion. No discussion. A vote was called. The vote was 3 - 0. The minutes were accepted.

Ayes - 3

Nays - 0

Cornelius Ivers, Chairman
Scott Griffith, Vice Chairman
Lawrence Kendzior, Commissioner

5. TREASURER’S REPORT:

A. February FYE 9/30/2017

Executive Director R. Cappelletti discussed current debt service and repayment plan structure. Hayley Fetrow offered to schedule out each property closing with the assistance of Marianne Monarca would provide a scheduling when we are going to closing and what invoices are being submitted by AEG any invoices should come to MHA first for reimbursement. Funds pass through MHA first for our reimbursement. 90% of AEG was purchased by outside company. Neighborhood Power invoices discussed. A negotiation is underway as vendor was unaware that specific addresses were not hooked up. Eversource confirmed lack of connection. Net restricted assets discussed. No further questions and discussion.

6. CHAIRMAN’S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director’s Report:

Executive Director R. Cappelletti reported to the Board. Window procurement discussed for replacement of all windows at Community Towers. A Special Board of Commissioners’ meeting is to be called Monday or Tuesday of next week in order to accept the most responsible bidder. Snowstorm delayed the walk through and procurement thus the call for a special meeting. April 13th is the commitment date to utilize the Capital funds. Executive Director R. Cappelletti reported the receipt of 116 vouchers for the remaining Mills tenants. It is anticipated that all tenants will have moved out by August. FSS, Resident Service, Section 8 staff as well as staff realtors are to assist with the relocation. Meriden Commons I was scheduled to have closed mid-March but NEPA requirements held up the closing. Meriden Commons I is anticipated to close in April. Senator Suzio visited the MHA to speak about senior housing and programs and how capitol funds are utilized to improve our developments. Ion bank loan discussed briefly.

B. Resident Services Report:

Mr. Sunshine’s report described his department as busy with the relocation of Mills residents as well as the drawdown of funds for Resident Service Programs.

8. EXECUTIVE SESSION:

None

9. NEW BUSINESS

None

10. OLD BUSINESS:

None

11. OTHER ITEMS OF BUSINESS:

None

12. MATTERS NOT ON THE AGENDA:

None

13. ADJOURNMENT:

Scott Griffith, Vice Chairman made a motion to adjourn, Commissioner Lawrence Kendzior seconded the motion. A vote was called. The vote was unanimous. The Board of Commissioners meeting adjourned at 5:57 pm.