

Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
May 22, 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
Emely Morales-Varona, Resident Commissioner
Scott T. Griffith, Vice Chairman

EXCUSED ABSENCE: Carlos Ruiz, Treasurer
Lawrence Kendzior, 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
March 27, 2017**

**B. Minutes of the Regular Board of Commissioners' meeting held
April 4, 2017**

No vote was taken on the acceptance of minutes as one Commissioner who was present at those meetings was not present at this evenings meeting to conduct a vote. Vote was unable to be conducted and will be brought forward to next month's board meeting.

5. TREASURER'S REPORT:

A. April FYE 9/30/2017

Executive Director R. Cappelletti reported to the Board. He stated all developments performing as expected or better with the exception of the State Moderate Rental as Yale Acres awaits funding for rehab.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director R. Cappelletti reported to the Board. 24 Colony has been fully leased up and business continues as usual. Community now viewing this building as a positive contribution to Meriden. The award of the 9% LITC funding was received for the development of Meriden Commons II. Executive Director Cappelletti met with the City in effort to speed the process along with anticipation there would be no gap between construction of Meriden Commons I and Meriden Commons II. Pennrose will be presenting to the BOC next month. Meriden Commons I and II buildings will be similar in structure yet not identical. Phase II which will be built as townhouses and will include both three and four bedroom units. Phase I contains one, two and three bedroom units. Groundbreaking announcement was made and will be held June 12th at 12:00 noon. It was reported weekly job meetings are attended by R. Cappelletti and Ed Siebert. Surveillance job site cameras will be installed by week's end. A time capsule is being discussed to preserve memories of prior tenants of the Mill Memorial Apartments. Executive Director Cappelletti stated that all residents have received or will be receiving the Section 8 voucher. City anticipates acquiring the Mills in August in order to commence demolition testing. Many items of inventory can be salvaged for reuse, such as stoves, refrigerators and door locks. These items can be repurposed at the Yale Acres Development. The Hanover Development remains waiting to work with DOH contact Karen Santana. It is anticipated some movement to occur in June. Hanover Place will be a modular project and MRC will be self-performing the geothermal, solar PV and landscaping. Self-performing will allow for a significant cost savings. The CT transportation laws for the delivery of the modular buildings was discussed. A July groundbreaking is anticipated. Yale Acres closing waiting on HUD and CHFA.

B. Resident Services Report:

Report was submitted. No comments were made.

8. EXECUTIVE SESSION:

Vice Chairman Scott Griffith made a motion to enter into Executive Session, Resident Commissioner Emely M. Varona seconded the motion. A vote was called. The vote was unanimous. 3 Ayes - 0 Nays. The Board entered into executive session at 5:53 PM.

Vice Chairman Scott Griffith made a motion to adjourn from Executive Session, Chairman Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. 3 – Ayes to 0 Nays. The Board adjourned from executive session

at 6:17 PM.

9. NEW BUSINESS

None

10. OLD BUSINESS:

None

11. OTHER ITEMS OF BUSINESS:

None

12. MATTERS NOT ON THE AGENDA:

Resident Commissioner, Emely M. Varona discussed Narcan training which is scheduled to be held at Hunters Ambulance on four different dates. Further information will be distributed.

Previous Participation form is presented to the board and briefly discussed.

13. ADJOURNMENT:

Scott Griffith, Vice Chairman made a motion to adjourn, Resident Commissioner Emely M. Varona seconded the motion. A vote was called. The vote was unanimous. The Board of Commissioners meeting adjourned at 6:28 pm.

Respectfully submitted,

Robert Cappelletti
Executive Director