

Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
January 22, 2018

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:31 PM. As a quorum was present the meeting commenced.

1. ROLL CALL:

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

ABSENT: 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

4. PREVIOUS MONTH'S MINUTES

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

Treasurer Carlos Ruiz made a motion to accept the minutes of the November 27, 2017 Regular Board of Commissioners' meeting, Commissioner Lawrence Kendzior seconded the motion. A vote was called. The minutes were accepted. The vote was Ayes – 3, Abstention - 1.

Ayes - 3

Abstain – 1

Cornelius Ivers, Chairman
Carlos Ruiz, Treasurer
Lawrence Kendzior, Commissioner

Scott T. Griffith, Vice President

5. TREASURER'S REPORT:

A. December 2017 FYE 9/30/2018

Ms. Hayley Fetrow delivered financial presentation and led discussion. Ms. Fetrow provided detailed description of HUD's cash management strategy relating to the reduction of PHA held reserves and the increase of HUD held reserves. Discussion of HAP subsidies and the release of those funds incrementally on a monthly basis. Detailed discussion continued related to current financial statement presented.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director R. Cappelletti reported to the Board. Executive Director Cappelletti stated Meriden Commons I close to completion. Leasing office reported to have been secured on Colony ST. Interviews of property management team conducted. Tour of Meriden Commons to be scheduled for month end. Commercial pieces to be finished when tenants have been identified. Discussion of creation of formal survey/questionnaire for tenants of 24 Colony St., List of questions to be created including BOC Commissioners input as well as Juliet Burdelski, City Economic Development Dept. Issuance of RFP's for development partners and general contractors. Executive Director Cappelletti stated that under the advisement of architects and engineers best to move forward with back portion of West Main Street development first. RFP is for turnkey developer. Three developers will be identified and interviewed. Interviews to be scheduled next week. Further discussion of continued. Executive Director Cappelletti reported 143 West Main ST. and Maple Branch identified as two separate projects. Discussion continued.

B. Resident Services Report:

Report was submitted by Resident Service Director David Sunshine. NO questions...

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:

Treasurer Carlos Ruiz 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 6:10 pm.

Respectfully submitted,

Robert Cappelletti
Executive Director

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