

Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
March 26, 2018

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:32 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

February 26, 2018.

Commissioner Lawrence Kendzior, made a motion to accept the minutes of the February 26, 2018 Regular Board of Commissioners' meeting, Vice Chairman Scott Griffith seconded the motion. A vote was called. The vote was unanimous. Minutes were accepted.

Ayes - 4

Nays – 0

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

5. TREASURER'S REPORT:

A. February 2018 FYE 9/30/2018

No discussion.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director Robert Cappelletti reported to the Board. Executive Director Cappelletti stated Meriden Commons I construction delayed. Eversource reported having had to redirect their work force due to storms delaying installation of permanent power to site. Delay reported to be approximately 30 days. May 1st remains the target lease up date. Elevator and solar panels to be installed this month. Executive Director Cappelletti reported all units had not been rented to date. Advertisement is performed by Pennrose through rental publications and local newspapers. It was reported MHA Section 8 department had referred 50 applicants and those applicants are currently going through due diligence process. Section 8 and FSS reports were included within the board packets this month and will continue on a monthly basis. Meriden Commons I retail space was briefly discussed. Brief discussion of 24 Colony retail space. CPACE program discussed. Resolutions will be brought before the board of commissioners at the April meeting. CPACE funding and draw down process reviewed. Recent legislation regarding net metering limitation examined. State legislation stopped municipalities from net metering. Petitions discussed. Net metering is allowed within own property but cannot be distributed to other properties. Executive Director Cappelletti called for a push for support of change to legislation. Hanover Street development push DOH to closing before summer begins. LOI discussed in relation to MCII. Commissioner Kendzior requested continued detailed reporting of inspection process, specifically the follow up of previously reported failed units and number of those units which improved. Abatement discussed.

B. Resident Services Report:

No Discussion

8. EXECUTIVE SESSION:

Vice Chairman Scott Griffith made motion to enter into executive session, Treasurer Carlos Ruiz seconded the motion. The board entered into Executive Session at 6:02 pm.

The Board adjourned from Executive Session at 6:28 pm.

9. NEW BUSINESS

None

10. OLD BUSINESS:

None

11. OTHER ITEMS OF BUSINESS:

None

12. MATTERS NOT ON THE AGENDA:

None

13. ADJOURNMENT:

Commissioner Lawrence Kendzior made a motion to adjourn, Vice Chairman Scott Griffith seconded the motion. A vote was called. The vote was unanimous. The Board of Commissioners meeting adjourned at 6:29 pm.

Respectfully submitted,

Robert Cappelletti
Executive Director

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