

Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
April 23, 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
Lawrence Kendzior, Commissioner
Carlos Ruiz, Treasurer (arrived at 5:33 PM)

ABSENT: Emely Morales-Varona, Resident Commissioner

STAFF PRESENT: Robert Cappelletti, Executive Director and Jamie Urkevic

OTHERS PRESENT: Robert 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

Vice Chairman Scott Griffith made a motion to amend the agenda to allow Attorney Bruce Chudwick, of Shipman & Goodwin, LLP to address the Board of Commissioners. Lawrence Kendzior, Commissioner seconded the motion. A vote was called. All in favor. The vote was unanimous.

Ayes - 3

Nays - 0

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

Attorney Bruce Chudwick, Bond counsel for MHA discussed upcoming CPACE financing for the various energy savings projects the MHA is undertaking. Bond counsel prepared two resolutions; one for MHA and the other for Maynard Road Corporation. Attorney Chudwick stated the anticipated structure would be for MHA to first issue the bonds to purchaser and the proceeds would then be loaned to Maynard Road Corporation. Maynard Road Corporation then would move forward with energy improvement projects located at various developments specified within the resolutions. Attorney Chudwick noted under IRS code this was an

allowable structure to be designated tax exempt allowing for additional savings and lower interest rate thus creating greater savings. Resolutions were detailed. A TEFRA public hearing was stated as having been held at 4:30 PM. No persons representing the public appeared nor were any public comments received. Maynard Road Corporation's Resolution was then detailed.

A request for questions and comments was called. Detailed questioning continued by Board of Commissioners. Executive Director Cappelletti and Attorney Chudwick provided detailed responses. Commissioner Kendzior specifically questioned West Main St. properties. Discussion of 143 West Main Street project continued. Black Box Theater reviewed. Financing overview of West Main project provided by Executive Director Cappelletti. Detailed discussion continued.

Resolution 1097: Authorization and issuance of Commercial Property Assessed Clean Energy Revenue Bonds:

Lawrence Kendzior, Commissioner made a motion to approve Resolution 1097, Vice Chairman Scott Griffith seconded the motion. Detailed discussion continued.

Commissioner Kendzior made a motion to divide Resolution 1097. Voting separately on Resolution 1097 including Articles A and B. and then separately including Article C. (the two West Main street projects). Vice Chairman Scott Griffith seconded the motion. Detailed discussion continued. A vote was called. All in favor.

Ayes - 4

Nays – 0

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

Resolution 1097, inclusive of A and B Exhibits. A motion was made by Treasurer Carlos Ruiz to accept Resolution 1097 including Articles A and B. Vice Chairman Scott Griffith seconded the motion. Discussion continued. A vote was called. All in favor. Resolution 1097 including Articles A and B was adopted unanimously.

Ayes - 4

Nays – 0

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

Treasurer Carlos Ruiz made a motion to approve Resolution 1097 including Article C; 143 West Main St and 92 West Main St. Vice Chairman Scott Griffith seconded the motion. Discussion continued. Resolution 1097 including the West Main development was voted upon to be revisited when further project detail had provided to Board. Commissioner Kendzior made a motion table Resolution 1097 including Exhibit (C), Treasurer Carlos Ruiz seconded the motion. A vote was called. All were in favor. Resolution 1097 Exhibit C was tabled.

Ayes - 4

Nays – 0

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

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Regular Board of Commissioners' meeting held March 26, 2018.

Commissioner Lawrence Kendzior, made a motion to accept the minutes of the March 26, 2018 Regular Board of Commissioners' meeting, Vice Chairman Scott Griffith seconded the motion. A vote was called. The vote was Ayes – 3 , Abstention - 1. The minutes were accepted.

Ayes - 3

Abstain – 1

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

Carlos Ruiz, Treasurer

B. Minutes of the Special Board of Commissioners' meeting held April 9, 2018.

Lawrence Kendzior, Commissioner, made a motion to accept the minutes of the April 9, 2018 Special Board of Commissioners' meeting, Vice Chairman Scott Griffith seconded the motion. A vote was called. The vote was Ayes - 3, Abstention - 1. The minutes were accepted.

Ayes - 3

Abstain – 1

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

Scott Griffith, Vice Chairman

5. TREASURER'S REPORT:

A. March 2018 FYE 9/30/2018

Robert Fetrow of HSF Consulting, LLP reported to the board. Mr. Fetrow reported receipt of funds related to Senior Housing Development. Mr. Fetrow stated funds would be received on a monthly basis moving forward. No Further 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 certain members of the community were complaining MHA was

receiving special treatment from the City. Correspondence reported as having been received by City Council members. Executive Director Cappelletti stated that the MHA is held to more stringent and higher standards than others. Board of Education approved staffing of community center located at Chamberlain Heights. Also reported an FSS employee was moved to Chamberlain Heights community center. Department of Education programs reported as sponsored with private funds. Educational services targeted for youth of Chamberlain Heights will be offered. Section 8 inspection process discussed.

B. Program Reporting Operations:

No Discussion

C. Resident Services Report:

No Discussion

8. EXECUTIVE SESSION:

Commissioner Lawrence Kendzior made a motion to enter into Executive Session, Treasurer Carlos Ruiz seconded the motion. Robert Fetrow of HSF Consulting, LLP remained present during Executive Session. The Board entered into Executive Session at 7:12 PM.

Treasurer Carlos Ruiz made a motion to adjourn from Executive Session. Vice Chairman Scott Griffith seconded the motion. The Board adjourned Executive Session at 8:01 PM.

9. NEW BUSINESS

None

10. OLD BUSINESS:

None

11. OTHER ITEMS OF BUSINESS:

None

12. MATTERS NOT ON THE AGENDA:

None

13. ADJOURNMENT:

Chairman Cornelius Ivers made a motion to adjourn, Treasurer Carlos Ruiz seconded the motion. A vote was called. The vote was unanimous. The Board of Commissioners' meeting adjourned at 8:01 pm.

Respectfully submitted,

Robert Cappelletti
Executive Director

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