

Minutes  
of the  
MERIDEN HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Held on  
September 24, 2018

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:36 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

Emely Morales-Varona, Resident Commissioner resigned.

**ABSENT:** Carlos Ruiz, Treasurer.

**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  
July 23, 2018.**

Vice Chairman Scott Griffith made a motion to accept the minutes of the July 23, 2018 Regular Board of Commissioners' meeting, Chairman Cornelius Ivers seconded the motion. A vote was called. The vote was Ayes – 2, Abstention - 1. The minutes were accepted.

Ayes - 2

Abstain – 1

Cornelius Ivers, Chairman  
Scott T. Griffith, Vice Chairman

Lawrence Kendzior, Commissioner

**5. TREASURER'S REPORT:**

**A. August 2018 FYE 9/30/2018**

Hayley Fetrow of HSF Consulting, LLC presented her report to the Board. Ms. Fetrow reported most significant impact was receipt of capital funds. Funds reported as eligible to be transferred to AMP properties; primarily AMP 2 Community Towers development. Funds earmarked for property improvements. State program debt service payment discussed. Net restricted asset position and utilization discussed. Discussion and clarification continued.

**6. CHAIRMAN'S REPORT:**

None

**7. MANAGEMENT REPORTS:**

**A. Executive Director's Report:**

Executive Director Robert Cappelletti reported to the Board. R. Cappelletti stated MCI 75% leased up. Full occupancy expected by end of October. MCII progress discussed. Reported delay to permanent power discussed. Yale Acres closing components reported to be in place. Public Hearing was held in regards to increase of bond funding. No one attended; meeting held unopposed. Yale Acres construction funding briefly discussed. Yale Acres Extension loan to be processed in very near future. Hanover St project ready to close with State. End of year closing scheduled. 143 West Main ST project presentation made to Mid-State Chamber of Commerce and MEDCO membership meeting. Chairman Cornelius Ivers stated the project was very well received. Parking to be revisited. Two letters of support received.

**8. EXECUTIVE SESSION:**

None

**9. NEW BUSINESS:**

**A. Resolution 1110: Authorization to amend and ratify Resolution 1050 issuance of Housing Revenue Bonds.**

Vice Chairman Scott Griffith made a motion to adopt Resolution 1110; Chairman Cornelius Ivers seconded the motion. Brief discussion. A vote was called. The vote was unanimous. Resolution 1110 was adopted.

Ayes - 2

Nays - 0

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

**B. Resolution 1111: Approval of State Operating Budget FY-2019**

Vice Chairman Scott Griffith made a motion to adopt resolution 1111; Chairman Cornelius Ivers seconded the motion. Discussion. A vote was called. The vote was unanimous. Resolution 1111 was adopted.

Ayes - 2

Nays - 0

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

**C. Resolution 1112: Approval of Annual Federal Operating Budget FY-2019**

Vice Chairman Scott Griffith made a motion to adopt Resolution 1112; Chairman Cornelius Ivers seconded the motion. Discussion. A vote was called. The vote was unanimous. Resolution 1112 was adopted.

Ayes - 2

Nays - 0

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

**10. OLD BUSINESS:**

None

**11. OTHER ITEMS OF BUSINESS:**

None

**12. MATTERS NOT ON THE AGENDA:**

None

**13. ADJOURNMENT:**

Vice Chairman Scott T. Griffith made a motion to adjourn, Chairman Cornelius Ivers 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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