

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

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
Scott T. Griffith, Vice Chairman
Lawrence Kendzior, Commissioner
Carlos Ruiz, Treasurer (Commissioner Ruiz arrived at 5:35 pm)

STAFF PRESENT: Robert Cappelletti, Executive Director, Diana Roman, Director Section 8 and Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting, LLC.

Chairman Ivers made a motion to amend the agenda to take up New Business before any other agenda items. Vice Chairman Scott Griffith seconded the motion. A vote was called. The motion passed. 3- Ayes, 0 – Nays.

9. NEW BUSINESS:

A. Resolution 1113: Approval and Adoption of Fair Market Rents for Housing Choice Voucher Program.

Diana Roman, Director of Section 8 provided a detailed report to the Board. A brief discussion continued.

Chairman Cornelius Ivers made a motion to adopt Resolution 1113; Vice Chairman Scott Griffith seconded the motion. Brief discussion. A vote was called. The vote was unanimous. Resolution 1113 was adopted.

Ayes - 3

Nays - 0

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

B. Resolution 1114: Approval and Adoption of utility allowances for Tenant-furnished utilities.

Diana Roman, Director of Section 8 provided a detailed report to the Board. A brief discussion continued.

Chairman Cornelius Ivers made a motion to adopt Resolution 1114; Vice Chairman Scott Griffith seconded the motion. No discussion. A vote was called. The vote was unanimous. Resolution 1114 was adopted.

Ayes - 4

Nays - 0

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

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

None

3. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization:

None

B. Yale Acres Resident Association:

None

Discussion of Resident Commissioner's status took place. Executive Director Cappelletti stated Ms. Morales-Varona formally resigned 09/21/2018. An election will be held to fill this position.

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Annual Board of Commissioners' meeting held September 24, 2018.

Chairman Cornelius Ivers made a motion to approve the minutes of the September 24, 2018 Annual 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 Regular Board of Commissioners' meeting held September 24, 2018.

Chairman Cornelius Ivers made a motion to approve the minutes of the September 24, 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

Carlos Ruiz, Treasurer

Lawrence Kendzior, Commissioner
Scott T. Griffith, Vice Chairman

5. TREASURER'S REPORT:

A. September 2018 FYE 9/30/2018

Hayley Fetrow of HSF Consulting, LLC., presented her report to the Board. Ms. Fetrow reported no major or significant changes to report. Discussion of partial pay out of accrued time off to union members disbursed per bargaining agreement. Discussion of Yale Acres and Johnson Farms current vacancies. Accounts receivable briefly discussed.

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 currently working toward closing of Yale Acres. DOH reported to call for transfer of Yale Acres predevelopment grant into a low interest loan. A resolution is anticipated. Executive Director Cappelletti reported on HUD site visit located at Yale Acres. The visit was described as very positive. HUD stated they would like to make Yale Acres redevelopment a model for others to utilize. HUD officials were specifically impressed with the community center, resident involvement and the nearing of a net zero development. Sound barrier issues were discussed. MRI software conversion discussed in detail. MHA received letters of support for 143 West Main St. development from both MEDCO and Mid State Chamber of Commerce. October 23rd gubernatorial candidate meeting was reported. CT Housing Coalition sponsored the MC1 site visit for the discussion of the advantages of affordable housing in growing community. Renovations scheduled for 22 Church St property. Mills Memorial demo video presented to the Board.

8. EXECUTIVE SESSION:

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 6:02 pm.

Respectfully submitted,

Robert Cappelletti
Executive Director

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