

Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
January 28, 2019

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

EXCUSED ABSENCE: 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
November 26, 2018.**

Vice Chairman Scott T. Griffith made a motion to approve the minutes of the November 26, 2018 Regular Board of Commissioners' meeting, Commissioner Lawrence Kendzior seconded the motion. No discussion. A vote was called. The vote was unanimous. Ayes – 3, Nays – 0. The minutes were accepted.

Ayes - 3

Nays - 0

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

5. TREASURER'S REPORT:

A. December 2018 FYE 9/30/2019

Hayley Fetrow of HSF Consulting, LLC, provided a review of current financials. Ms. Fetrow reported receipt of access to the Capital Fund 2018 grant funding revenue. Ms. Fetrow stated these funds are earmarked to support public housing operations and COCC management fee. It was reported this amount had been fully received and documented within the budget. Section 8 HAP funding briefly discussed. As the government reopened the Section 8 department requested release of HUD held reserves. The Hartford Field office staff will be able to assist in a more direct fashion now HUD employees have reported back to work. Ms. Fetrow reported back rent received from tenant. No further discussion.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director Robert Cappelletti reported to the Board. Usage of Capital Funds discussed. Significant improvements to Community Towers development was discussed. Executive Director Cappelletti stated the City requested to secure vacant lots. It was reported programs allowing for entire redevelopment of the development were under review. Community Towers security issues discussed. Both the MPD and Community Towers Resident Council have been engaged with assistance of building security. Additional camera installation was noted with the possibility of hiring retired detectives to monitor cameras. Michaels' Development Group, developer for Record Journal building ready to close. HAP contract was revised and closing projected for Feb., with construction immediately following. Discussion of Community Health Center and the City collaborating on a program "Who's your Neighbor?" Scheduled public events organized for residents to meet and greet. Activity earmarked to begin in the Spring. The idea is to verify if the all the downtown investment is making a difference. Ultimate goal would be to increase public awareness. Executive Director Cappelletti discussed Yale Acres. Waiting receipt of the final document approving the interest rate. Anticipate the receipt within one month. Yale Acres Ext. reported to be in last stages with Liberty Bank. MCII construction on schedule. Mills Memorial Apartments completely removed. Removal of fencing next step. City Flood control plans briefly discussed. No funding availability reported. Amenities discussed for City Park.

B. Program Reporting Operations:

None

C. Resident Services Report:

Resident Commissioner election process proceeding. Mass mailing to be initiated to all program participants. Appointing official being City Council v City Manager to be reviewed. Reported modification usage of Community Room at Chamberlain Heights briefly discussed. Ribbon cutting scheduled with volunteers of after school programs to be present. Executive Director Cappelletti will forward invites as they become available.

8. EXECUTIVE SESSION:

- A. Personnel employment contract negotiation: Extended to February 2018 BOC meeting.

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, Chairman Scott Griffith seconded the motion. A vote was called. The vote was unanimous. The Board of Commissioners' meeting adjourned at 6:00 pm.

Respectfully submitted,

Robert Cappelletti
Executive Director

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