

Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
February 25, 2019

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
Carlos Ruiz, Treasurer
Lawrence Kendzior, Commissioner

EXCUSED ABSENCE: Scott Griffith, Vice Chairman

STAFF PRESENT: Robert Cappelletti, Executive Director and Diana Roman, Director of Section 8 Dept.

OTHERS PRESENT: None

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Walter Micowski, 111 Hicks Rd. Meriden: Mr. Micowski addressed the Board. Discussed consulting work related to Yale Acres Energy Project. Mr. Micowski spoke regarding Yale Acres project/energy component. Reported on the October 2018 presentation to PURA where utilization of comprehensive renewable energy component and Green Building initiatives were reported. Availability of Green Bank Funds anticipated. PURA recommended scheduling an informational presentation to Energy Technologies Committees discussing initiatives MHA is putting into place. Mr. Micowski stated having had spoken Rep. Hilda Santiago who reported to be in support of MHA's efforts.

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
January 29, 2019.**

Treasurer Carlos Ruiz made a motion to approve the Minutes of the January 29, 2019 Regular Board of Commissioners' meeting, Commissioner Lawrence Kendzior seconded the motion. No discussion. A vote was called. Ayes – 2, Abstain – 1. The minutes were accepted.

Ayes - 2

Abstain - 1

Cornelius Ivers, Chairman
Lawrence Kendzior, Commissioner

Carlos Ruiz, Treasurer

5. TREASURER'S REPORT:

A. January 2019 FYE 9/30/2019

Executive Director Cappelletti provided a brief summary of budgeted line items. Community Towers solar panels repair expense discussed.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director Robert Cappelletti reported to the Board. Reported weekly conference calls continued related to DOH/Yale Acres. No progress related to Hanover Place. At the suggestion of BOC, Executive Director Cappelletti reached out to legislative representatives Altobello and Santiago seeking assistance with movement related to Hanover. DOH reported to be working on the completion of due diligence documentation items. Anticipated closing within next two months. 42M letter was received and the subsidy layering review to be conducted within the next month. Yale Acres Community Center plan discussed. Executive Director Cappelletti stated Yale Acres Ext. remains under review by lending group. MCII on schedule with passive house design. Executive Director Cappelletti stated the Record Journal Project had closed. MHA dedicated 25 Section 8 vouchers to project and MHA will be involved with construction monitoring and prevailing wage certification. The FSS program reported numerous participants having had graduated this month. Brief overview of FSS program provided. Security issues at Community Towers discussed. MPD increased site patrol which has proven successful. Added surveillance systems under implementation. The discussion of a site specific Police force dedicated to Community Towers currently under consideration. Resident Commissioner Election process underway.

B. Program Reporting Operations:

Brief discussion of current HCV status.

C. Resident Services Report:

None

8. EXECUTIVE SESSION:

A. Personnel employment contract negotiation:

Commissioner Lawrence Kendzior made a motion to enter into Executive Session for the purpose of discussing the personnel matter limited to Commission members, Treasurer Carlos Ruiz seconded the motion. A vote was called. Executive Session was entered into at 6:04 PM.

Treasurer Carlos Ruiz made a motion to adjourn from Executive Session, Chairman Cornelius Ivers seconded the motion. A vote was called all in favor. The Board of Commissioners' adjourned from Executive at 6:33 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, Treasurer Carlos Ruiz seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:34 pm.

Respectfully submitted,

Robert Cappelletti
Executive Director

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