

**Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
March 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
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer
Lawrence Kendzior, Commissioner

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

OTHERS PRESENT: Bob 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 February 25, 2019.

Treasurer Carlos Ruiz made a motion to approve the Minutes of the February 25, 2019 Regular Board of Commissioners' meeting. Chairman Cornelius Ivers seconded the motion. No discussion. A vote was called. Ayes – 3, Abstention – 1. The minutes were accepted.

Ayes - 3

Abstain - 1

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

Scott Griffith, Vice Chairman

5. TREASURER'S REPORT:

A. February 2019 FYE 9/30/2019

Bob Fetrow of HSF Consulting, LLC, provided a brief summary of current financial position. Protective services were discussed in relation to Community Towers. Discussion continued with regards to HUD allowing Housing Authorities to hire police services. Accounts Receivable briefly discussed. Mr. Fetrow reported annual audit field work had been completed. He stated no findings or comments were declared. Upon the audit's completion copies will be disbursed to each Commissioner.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director Robert Cappelletti reported to the Board. Executive Director Cappelletti reported having met with the City Manager and Economic Staff regarding creation of an opportunity zone fund between the MHA, City, MEDCO and Midstate Chamber of Commerce. The two hour presentation was reported as well received. The goal is to attract investors to create a least a \$100M fund so other Meriden projects could be moved forward with. The investment was described as a 10 year investment which generally seeks a 12% return on investment. Executive Director Cappelletti stated that there were 13 different projects currently within the City of Meriden. Detailed discussion continued. Executive Director R. Cappelletti reported receipt of CHFA's draft subsidy layering review document as it relates to Yale Acres Development. Update on Resident Commissioner Election process briefly discussed. May 2019 stated as targeted date recommendation will be made to City Manager. Current vandalism discussed at Community Towers. Remote video access suggested. Yale Acres Ext. reported on verge of closing. Demo of buildings and remediation to be scheduled. MCII construction and lease up reported to be on target. At the BOC's suggestion, MHA engaged the assistance from local legislators' to assist with DOH progress of Hanover St. development. This proved successful. Closing meetings are once again being conducted. Targeted to close third week of April. PHAS audit of Community Towers discussed. MHA to monitor construction and Davis Bacon wage rates at Crown Street Development.

B. Program Reporting Operations:

None

C. Resident Services Report:

None.

8. EXECUTIVE SESSION:

None

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, Vice Chairman Scott Griffith seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:15 pm.

Respectfully submitted,

Robert Cappelletti
Secretary

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