

**MINUTES**  
**of the**  
**MAYNARD ROAD CORPORATION**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
**Held on**  
**July 22, 2019**

Scott Griffith, President called the Regular Board of Directors meeting of the Maynard Road Corporation to order at 6:42 PM. As a quorum was present the meeting commenced.

**1. ROLL CALL:**

**PRESENT:** Scott Griffith, President  
Cornelius Ivers, Treasurer  
Lawrence Kendzior, Director  
Nancy Rosado, Director

**ABSENT:** Carlos Ruiz, Vice President

**STAFF PRESENT:** Robert Cappelletti, Secretary, and Jamie Urkevic

**OTHERS PRESENT:** Robert Fetrow, HSF Consulting, LLC.

**2. PUBLIC COMMENTS & WRITTEN COMMUNICATIONS:**

None

**3. ACCEPTANCE OF PREVIOUS MONTHS MINUTES:**

**A. Minutes of the Regular Board of Directors' meeting held June 14, 2019.**

Treasurer Cornelius Ivers made a motion to accept the Minutes of the June 14, 2019 Regular Board of Directors meeting. President Scott Griffith seconded the motion. No discussion. A vote was called. Ayes – 3, Nays – 0. The minutes were accepted.

Ayes - 3

Nays - 0

Cornelius Ivers, Treasurer  
Scott Griffith, President  
Lawrence Kendzior, Director

**B. Minutes of the Regular Board of Directors' meeting held May 20, 2019.**

**C. Minutes of the Regular Board of Directors' meeting held June 24, 2019.**

Votes on the May 20, 2019 and June 24, 2019 meeting minutes were passed to next month's board meeting as a quorum of Commissioners' who were present at those evenings meeting were not present to vote.

**4. TREASURERS REPORT:**

**A. June 2019**

Robert Fetrow of HSF Consulting, LLC summarized the financial report submitted to the Board. Discussion of receipt of Developer and Management fee's related to Yale Acres continued. Secretary R. Cappelletti reported that expenses incurred at Yale Acres Redevelopment are submitted to HUD and requisitioned for reimbursement. Process to be reviewed with HUD.

**5. SECRETARY'S REPORT TO THE BOARD:**

Secretary R. Cappelletti reported to the Board. Secretary Cappelletti discussed both Yale Acres Community Center and Yale Ares Ext. A proforma will be submitted to the Board. Secretary Cappelletti reported having received complaints from neighbors related to noise, dust and tree removal activities. R. Cappelletti stated as work progresses and work force increases, traffic will also increase. Caution signage is to be erected by MHA. A public meeting will be scheduled to discuss the Community Center. Property infringement and moving notices were discussed. Secretary Cappelletti reported that funding application had been resubmitted for Yale Acres Community Center. R. Cappelletti continued working with State on micro-grid and Navigator Loan Fund program. Pre-development loan for Pomeroy Avenue project discussed in detail. A detailed package was presented to MRC directors.

**6. EXECUTIVE SESSION:**

None

**7. NEW BUSINESS:**

**A. Resolution 58-2019: Authorization to enter into Bank financing related to Yale Acres Ext.**

Treasurer Cornelius Ivers made a motion to adopt Resolution 58-2019, Director Nancy Rosado seconded the motion. Secretary R. Cappelletti provided a summary of the Liberty Bank construction loan. A vote was called. Ayes – 3, Nay -1. The minutes were accepted.

Ayes - 3

Nay - 1

Cornelius Ivers, Treasurer  
Scott Griffith, President  
Nany Rosado, Director

Lawrence Kendzior, Director

**B. Resolution 59-2019: Acceptance of Navigator Loan Funds related top Pomeroy Ave.**

Secretary R. Cappelletti provided a detailed summary. Director Lawrence Kendzior made a motion to approve the acceptance of the loan contingent upon the written agreement of Rockfall Business Park LLC., to pay the other \$75,000 worth of predevelopment costs. Treasurer Cornelius Ivers seconded the motion as amended. No further discussion. A vote was called. Ayes – 4, Nays - 0. Resolution 59-2019 was adopted as amended.

Ayes - 4

Nays - 0

Cornelius Ivers, Treasurer  
Scott Griffith, President  
Nancy Rosado, Director  
Lawrence Kendzior, Director

**8. OLD BUSINESS:**

None

**9. OTHER ITEMS OF INTEREST:**

None

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

None

**11. ADJOURNMENT:**

Treasurer Cornelius Ivers made a motion adjourn. President Scott Griffith seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 7:36 PM.

Respectfully Submitted,

Robert Cappelletti  
Secretary

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