

**Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
October 28, 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
Nancy Rosado, Resident Commissioner
Scott Griffith, Vice Chairman (arrived at 6:06 PM)

ABSENT: None

STAFF PRESENT: Robert Cappelletti, Executive Director and Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting, LLC.

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Marylin Soto, 55 Willow St, Meriden: President of Community Towers Tenant Organization
Maria Padilla, 55 Willow St, Meriden Secretary of Community Towers Tenant Organization

3. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization:

Chairman Cornelius Ivers welcomed Marylin Soto, President and Maria Padilla Secretary, the newly elected officers of CTTO. Chairman Ivers presented an honorary gavel in recognition of the newly formed organization. Congratulations to the CTTO. Marylin Soto greeted the board and expressed her eagerness to serve in her position.

B. Yale Acres Resident Association:

None

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Annual Board of Commissioners' meeting held September 23, 2019.

Carlos Ruiz, Treasurer made a motion to approve the Minutes of the September 23, 2019 Annual Board of Commissioners' meeting. Cornelius Ivers, Chairman seconded the motion. No discussion. A vote was called. The vote was Ayes – 4, Abstention – 1. The minutes were accepted.

Ayes - 4

Abstain - 1

Cornelius Ivers, Chairman
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer
Nancy Rosado, Resident Commissioner

Lawrence Kendzior, Commissioner

B. Minutes of the Regular Board of Commissioners' meeting held September 23, 2019.

Carlos Ruiz, Treasurer made a motion to approve the Minutes of the September 23, 2019 Regular Board of Commissioners' meeting. Cornelius Ivers, Chairman seconded the motion. No discussion. A vote was called. The vote was Ayes – 4, Abstention – 1. The minutes were accepted.

Ayes - 4

Abstain - 1

Cornelius Ivers, Chairman
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer
Nancy Rosado, Resident Commissioner

Lawrence Kendzior, Commissioner

5. TREASURER'S REPORT:

A. September 2019 FYE 9/30/2019

Hayley Fetrow of HSF Consulting, LLC reported to the board. Ms. Fetrow stated programs were performing well. Business Activities briefly discussed. Loan activity was detailed. Discussion continued. Changing current fiscal year end to calendar year planned. COCC leasehold improvements noted.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director R. Cappelletti reported to the Board. Executive Director R. Cappelletti discussed vacancies at Johnson Farms. Significant renovations declared as necessary. Renovations Include kitchen, baths and heating. Gut rehab is required for all 52 units. HUD reported to have lowered 2020 payments standards. HUD reported to be encouraging small PHA to dispose federal housing units. This applies to Community Towers. Executive Director Cappelletti stated Community Towers required gut rehab which would involve relocation and phased project. Also noted PHA portfolio shrinking rapidly while Section 8 program is expanding with addition of both FUP and VASH vouchers. Yale Acres Community Center zoning issues discussed. Zoning amendments required.

B. Program Reporting Operations:

None

C. Resident Services Report:

None

8. EXECUTIVE SESSION:

None

9. MATTERS NOT ON THE AGENDA:

Commissioner Lawrence Kendzior made a motion to add a matter not on the agenda. That being a request from Carmody, Torrance, Sandak, and Hennessey LLP for a waiver of conflict of interest. Treasurer Carlos Ruiz seconded the motion. No discussion. A vote was called. Ayes – 4, Nay – 1

Ayes - 4

Nays - 1

Cornelius Ivers, Chairman
Lawrence Kendzior, Commissioner
Nancy Rosado, Resident Commissioner
Carlos Ruiz, Treasurer

Scott Griffith, Vice Chairman

Discussion of letter received from Carmody, Torrance, Sandak and Hennessey LLP. Re: Conflict waiver in connection with representation of Housing Authority of the Town of Groton and Pequot Village. Executive Director Cappelletti provided explanation as to waiver requirement. Executive Director Cappelletti stated Carmody firm represents both MHA and GHA. Disclosure necessitated for transparency purposes. Brief discussion continued. Commissioner Kendzior made a motion to table the matter and requested counsel present to the Board at the next BOC meeting. A special BOC meeting will be scheduled. All were in favor.

10. NEW BUSINESS:

A. Resolution 1124: Approval and Adoption of Fair Market Rents for Hosing Choice Voucher Program.

Commissioner Lawrence Kendzior made a motion to approve Resolution 1124, Vice Chairman Scott Griffith seconded the motion. FMR rents dictated by HUD and are nonnegotiable. Brief discussion followed. A vote was called. The vote was Ayes - 5, Nays – 0. Vote was unanimous. Resolution 1124 was adopted.

Ayes - 5

Nays - 0

Cornelius Ivers, Chairman
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer
Lawrence Kendzior, Commissioner
Nancy Rosado, Resident Commissioner

B. Resolution 1125: Approval and Adoption of utility allowances for Tenant-furnished utilities.

Director of Section 8, Diana Roman provided an overview. Treasurer Carlos Ruiz made a motion to adopt Resolution 1125, Vice Chairman Scott Griffith seconded the motion. Brief discussion. A vote was called. The vote was Ayes - 5, Nays – 0. Vote was unanimous. Resolution 1125 was adopted.

Ayes - 5

Nays - 0

Cornelius Ivers, Chairman
Scott Griffith, Vice Chairman
Nancy Rosado, Resident Commissioner
Carlos Ruiz, Treasurer

11. OLD BUSINESS:

None

12. OTHER ITEMS OF BUSINESS:

None

13. ADJOURNMENT:

Treasurer Carlos Ruiz made a motion to adjourn, Vice Chairman Scott Griffith seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:28 pm.

Respectfully submitted,

Robert Cappelletti
Secretary

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