

**Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
November 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
Nancy Rosado, Resident Commissioner
Scott Griffith, Vice Chairman

ABSENT: Lawrence Kendzior, Commissioner

STAFF PRESENT: Robert Cappelletti, Executive Director and Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting, LLC., and Attorney Gregg Burton, Carmody, Torrance, Hennessey and Sandak.

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Walt Micowski 111 Hicks Road, Meriden: discussed his efforts in assisting MHA with Yale Acres net metering concerns and promotion of Yale Acres and geothermal and micro grid energy technologies to be utilized.

3. OLD BUSINESS:

A. Waiver of Interest: Attorney Gregg Burton addressed the Board. Attorney Burton discussed in detail the purpose of conflict waiver requested by Carmody and Torrance as it relates to Groton Housing Authority and the shared services agreement with MHA. Detailed discussion continued. An alternative structure may be proposed to avoid use of waiver.

4. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization:

None

B. Yale Acres Resident Association:

None

5. PREVIOUS MONTH'S MINUTES

A. Minutes of the Regular Board of Commissioners' meeting held October 28, 2019.

Carlos Ruiz, Treasurer made a motion to approve the Minutes of the October 28, 2019 Regular Board of Commissioners' meeting. Scott Griffith,

Vice Chairman seconded the motion. No discussion. A vote was called. The vote was Ayes – 4, Nays - 0. The minutes were accepted.

Ayes - 4

Nays - 0

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

6. TREASURER’S REPORT:

A. October 2019 FYE 9/30/2020

Hayley Fetrow of HSF Consulting, LLC reported to the board. Ms. Fetrow reported the first month activities of the new fiscal year. FSS program forfeitures briefly discussed. Transition to calendar fiscal year end reported to be in progress.

7. CHAIRMAN’S REPORT:

None

8. MANAGEMENT REPORTS:

A. Executive Director’s Report:

Executive Director R. Cappelletti announced the Meriden Commons II ribbon cutting ceremony scheduled for December 5. Planning for Community Towers disposition continued. Plan to be submitted to HUD by March or April 2020. Purchases of Maple Branch properties reported as finalized. 143 West Main ST project briefly discussed. Work continues with City Planning Dept. on both Hanover and Community Center. Opportunity Zone Fund discussed.

B. Program Reporting Operations:

None

C. Resident Services Report:

None

9. EXECUTIVE SESSION:

None

10. NEW BUSINESS:

A. Resolution 1126: Approval of collection write-off of outstanding debt for Yale Acres and Johnson Farms.

Treasurer Carlos Ruiz made a motion to approve Resolution 1126,

Vice Chairman Scott Griffith seconded the motion. Brief discussion followed. A vote was called. The vote was Ayes - 4, Nays – 0. Vote was unanimous. Resolution 1126 was adopted.

Ayes - 4

Nays - 0

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

B. Resolution 1127: Approval of collection write-off of outstanding debt for Community Towers Apartments.

Vice Chairman Scott Griffith made a motion to adopt Resolution 1127, Treasurer Carlos Ruiz seconded the motion. No discussion. A vote was called. The vote was Ayes - 4, Nays – 0. Vote was unanimous. Resolution 1127 was adopted.

Ayes - 4

Nays - 0

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

11. OTHER ITEMS OF INTEREST:

None

12. MATTERS NOT ON THE AGENDA:

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 6:52 pm.

Respectfully submitted,

Robert Cappelletti
Secretary

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