

**Minutes  
of the  
MERIDEN HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Held on  
January 27, 2020**

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

**ABSENT:** Scott Griffith, Vice Chairman  
Lawrence Kendzior, Commissioner

**STAFF PRESENT:** Robert Cappelletti, Executive Director and Jamie Urkevic

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

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

Walt Micowski 111 Hicks Road, Meriden: discussed his efforts in assisting MHA with Yale Acres promotion. Mr. Micowski commented on Record Journal editorial article pertaining to 24 Colony ST commercial space vacancy.

**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 November 25, 2019.**

Carlos Ruiz, Treasurer made a motion to approve the Minutes of the November 25, 2019 Regular Board of Commissioners' meeting. Nancy Rosado, Resident Commissioner seconded the motion. No discussion. A vote was called. The vote was Ayes – 3, Nays - 0. The minutes were accepted.

Ayes - 3

Nays - 0

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

## **5. TREASURER'S REPORT:**

### **A. December 2019 FYE 9/30/2020**

Bob Fetrow of HSF Consulting, LLC provided a brief review of the monthly position as well as the 9/30/2018 unaudited financial statements. Financials reported as strong. A brief discussion concerning transitioning from fiscal year end to calendar year end transpired.

## **6. CHAIRMAN'S REPORT:**

None

## **7. MANAGEMENT REPORTS:**

### **A. Executive Director's Report:**

Executive Director R. Cappelletti reported MCII construction completed and currently leasing up. MHA Section 8 dept. waits for orientation on processes and methods utilized by Pennrose to property manage LIHTC property. File management and audits conducted through Spectrum. All property management staff certified in management of 9% and 4% tax credit properties. Crown St. Development reported as half way through construction. Community Center and Power station awaiting approval from City awaits various stages zoning and planning. Approvals anticipated by June 2020. Yale Acres Ext. reported to be in same process. Senator Abrams met with Community Towers tenants and discussed housing needs and changes legislature is putting forward. Discussed life at CT and their needs. Opportunity Zone Fund briefly discussed. West Main St development funding discussed. Hanover Place development briefed where VASH vouchers will be utilized. VASH vouchers are project based vouchers distributed through VA. Nine families to be housed. Yale Acres development activities discussed. Phase I near completion. Use of 7 transitional units discussed. Project walk through to be scheduled with Commissioners week of Feb. 3rd.

### **A. Program Reporting Operations:**

None

### **B. Resident Services Report:**

Executive Director Cappelletti provided overview. Award of FSS grant reported. Grant described as a competitive grant awarded based on experience, performance and participation.

## **8. EXECUTIVE SESSION:**

None

## **9. NEW BUSINESS:**

None

**10. OLD BUSINESS:**

None

**11. OTHER ITEMS OF INTEREST:**

None

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

None

**13. ADJOURNMENT:**

Treasurer Carlos Ruiz made a motion to adjourn, Chairman Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:05 pm.

Respectfully submitted,

Robert Cappelletti  
Secretary

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