

**Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
February 24, 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
Scott Griffith, Vice Chairman
Lawrence Kendzior, Commissioner

ABSENT: Nancy Rosado, Resident Commissioner
Carlos Ruiz, Treasurer

STAFF PRESENT: Robert Cappelletti, Executive Director and Jamie Urkevic

OTHERS PRESENT: Hayley 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 project promotion. Mr. Micowski distributed copies of correspondence addressed to Ben Lovejoy, Committee Clerk of Energy and Technology where Mr. Micowski requested approval to present Yale Acres project to committee.

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
January 27, 2020.**

No vote was taken as no voting majority was present. Vote was passed until next Board meeting.

5. TREASURER'S REPORT:

A. January 2020 FYE 9/30/2020

Hayley Fetrow of HSF Consulting, LLC provided an overview. Ms. Fetrow reported financials as performing well. Capital funds award discussed. Ms. Fetrow stated that a review of available capital funds was currently underway. Inspection results utilized to determine how fast funds are to be programmed. Brief discussion continued. A variance was reported under tenant services for public housing as grant has not yet been awarded.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director R. Cappelletti reported MCII was fully leased up. Working on coordination of co-management of property with Pennrose, MHA and MRC staff. Training to include Pennrose's management processes. Planning processes continue with City Planning in relation to Yale Acres Ext., Power Plant and Community Center. Executive Director Cappelletti reported the manufacture of power plant underway with 50% completed. 11 Crown St. Development progressing; requesting applicants for 26 PBV units. Renovations of COCC nearing completion.

B. Program Reporting Operations:

None

C. Resident Services Report:

No report submitted.

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:

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 6:00 pm.

Respectfully submitted,

Robert Cappelletti
Secretary

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