

**Minutes  
of the  
MERIDEN HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Held on  
March 23, 2020**

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:35 PM. Meeting held via teleconference. As a quorum was present the meeting commenced.

**1. ROLL CALL:**

**PRESENT:** Cornelius J. Ivers, Chairman  
Carlos Ruiz, Treasurer (via teleconference)  
Nancy Rosado, Resident Commissioner (via teleconference)  
Scott Griffith, Vice Chairman, (joined teleconference at 5:43 PM)

**EXCUSED ABSENCE:** Lawrence Kendzior, Commissioner

**STAFF PRESENT:** Robert Cappelletti, Executive Director

**OTHERS PRESENT:** Hayley Fetrow, HSF Consulting, LLC. (via teleconference)

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

None

**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.**

Carlos Ruiz, Treasurer made a motion to approve the Minutes of the January 27, 2020 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

**B. Minutes of the Special Board of Commissioners' meeting held February 20, 2020.**

Nancy Rosado, Resident Commissioner made a motion to approve the Minutes of the February 20, 2020 Special Board of Commissioners' meeting. Cornelius Ivers, Chairman 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

**C. Minutes of the Regular Board of Commissioners' meeting held February 24, 2020.**

Scott Griffith, Vice Chairman made a motion to approve the Minutes of the February 24, 2020 Regular Board of Commissioners' meeting. Cornelius Ivers, Chairman seconded the motion. No discussion. A vote was called. The vote was Ayes – 2, Abstain - 2. The minutes were accepted.

Ayes - 3

Abstain - 2

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

**5. TREASURER'S REPORT:**

**A. January 2020 FYE 9/30/2020**

Hayley Fetrow of HSF Consulting, LLC provided an overview. Ms. Fetrow reported current status of ROSS grant. Ms. Fetrow stated mid-year budget revisions would be distributed to the Board prior to the regularly scheduled April board meeting. No further discussion.

**6. CHAIRMAN'S REPORT:**

None

**7. MANAGEMENT REPORTS:**

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

Executive Director R. Cappelletti reported regular meetings had been scheduled with Pennrose reviewing best practices with Pennrose related to management of MCII. Building keys had been provided but due to the shutdown no new applications are being accepted and no in-person interviews being conducted due to the Corona virus. One supportive housing unit remains vacant. Executive Director Cappelletti reported slow progress with Community Center and West Main St developments as funding and investors have come to halt due to current climate. Brief discussion

regarding Community Towers recovery agreement continued. Executive Director Cappelletti provided a detailed report on MHA's response to COVID-19. Discussion continued regarding City Building Dept., issue. Yale Acres and Hanover St. development progress delay reported. Yale Acres tour offered next month.

**B. Program Reporting Operations:**

None

**C. Resident Services Report:**

None

**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, Resident Commissioner Nancy Rosado seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:36 pm.

Respectfully submitted,

Robert Cappelletti  
Secretary

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