

Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
January 23, 2017

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 T. Griffith, Vice Chairman
Carlos Ruiz, Treasurer
Lawrence Kendzior, Commissioner

ABSENT: Emely Morales-Varona, Resident Commissioner

STAFF PRESENT: Robert Cappelletti, Executive Director, and
Jamie Urkevic, Candace VanTassell

OTHERS PRESENT: Hayley Fetrow, HSF Consulting LLC.

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

None

3. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization:
None

B. Yale Acres Resident Association:
None

C. Mills Memorial Apartments Tenant Organization:
None

4. PREVIOUS MONTH'S MINUTES

**A. Minutes of the Regular Board of Commissioners' meeting held
November 28, 2016**

Vice Chairman Scott Griffith made a motion to accept the minutes of the November 28, 2016, Regular Board of Commissioners meeting, Treasurer Carlos Ruiz seconded the motion. No further discussion. A vote was called. All in favor. The vote was 4 - 0. The vote passed unanimously. The minutes were accepted.

Ayes - 4

Nays - 0

Cornelius Ivers, Chairman
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer

5. TREASURER'S REPORT:

A. December 2016 FYE 9/30/20176

Ms. Haley Fetrow provided and reviewed her report to the Board of Commissioners'. An executive summary of the MHA's first quarter of the fiscal year, December 31, 2016 was provided. Ms. Fetrow reported that MHA experienced a net income above the budgeted amount for the period. Ms. Fetrow detailed each programs current status. 6 Vacancies reported at Community Towers which was reported as unusually high. Accounts Receivable/Cash flow was discussed. Vendor briefly discussed regarding the outstanding unpaid balances which are currently under revision due to connectivity discrepancies. Executive Director Cappelletti explained the process of development closing and receipt of funding and how that process will payoff accrued A/R balances. Executive Director reported that delay of funding of Yale Acres had initially generated cause of debt.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director Cappelletti reported to the Board. Executive Director Cappelletti reported that 24 Colony construction had been completed. 27 families had moved in with 18 families expected to be moving in next month. Governor Malloy's visit utilized the commercial space as a backdrop to discuss homelessness and affordable housing. The commercial space remains seeking tenants. It was reported some families from Mills Memorial will be relocating to 24 Colony sometime next month. Yale Acres is anticipated to close in June. Meriden Commons I has anticipated date for closing in late February. MHA has been working with the HUD field office as well as the SAC to expedite the dispo approvals. Hanover development team continues to work toward finalizing closing documents. The goal is to close the financing and begin construction shortly thereafter. 143 West Main and Meriden Commons II have not yet been funded although 9% applications have been submitted to CHFA. Deficiency comments were few. Mills dispo discussed. Executive Director Cappelletti discussed MHA property management staff working on updating the ACOP and modify an admissions plan for non-federal properties. The goal is to incorporate additional types of housing which MHA will be serving. Brief discussion of 350 housing authorities bringing a lawsuit against HUD. Carabetta selected as General Contractor for Hanover Place. The contract will be brought before the Board for review. 16 Colony is expected to be completed this month.

B. Resident Services Report:

None

8. EXECUTIVE SESSION:

None

9. NEW BUSINESS

None

10. OLD BUSINESS:

None

11. OTHER ITEMS OF BUSINESS:

None

12. MATTERS NOT ON THE AGENDA:

None

13. ADJOURNMENT:

Scott Griffith, Vice Chairman made a motion to adjourn, Treasurer Carlos Ruiz seconded the motion. A vote was called. The vote was unanimous. The Board of Commissioners meeting adjourned at 6:06 pm.