

**Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
September 23, 2019**

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:33 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

EXCUSED ABSENCE: Lawrence Kendzior, Commissioner

STAFF PRESENT: Robert Cappelletti, Executive Director and Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting, LLC. and Bob Fetrow, HSF Consulting, LLC.

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

None

3. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization:

Chairman Cornelius Ivers reported CTTO had organized and elections of officers was in progress.

B. Yale Acres Resident Association:

None

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Regular Board of Commissioners' meeting held March 25, 2019.

Scott Griffith, Vice Chairman made a motion to approve the Minutes of the March 25, 2019 Regular Board of Commissioners' meeting. Carlos Ruiz Treasurer seconded the motion. No discussion. A vote was called. The vote was unanimous. 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

B. Minutes of the Regular Board of Commissioners' meeting held April 22, 2019.

Carlos Ruiz, Treasurer made a motion to approve the Minutes of the April 22, 2019 Regular Board of Commissioners' meeting. Scott Griffith, Vice Chairman seconded the motion. No discussion. A vote was called. The vote was unanimous. 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

C. Minutes of the Regular Board of Commissioners' meeting held June 24, 2019.

Carlos Ruiz, Treasurer made a motion to approve the Minutes of the June 24, 2019 Regular Board of Commissioners' meeting. Nancy Rosado, Resident Commissioner seconded the motion. No discussion. A vote was called. The vote was Ayes – 3, Abstention - 1.

Ayes - 3

Abstain - 1

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

Scott Griffith, Vice Chairman

D. Minutes of the Regular Board of Commissioners' meeting held July 22, 2019.

Scott Griffith, Vice President made a motion to approve the Minutes of the July 22, 2019 Regular Board of Commissioners' meeting. Nancy Rosado, Resident Commissioner seconded the motion. No discussion. A vote was called. The vote was Ayes – 3, Abstention - 1.

Ayes - 3

Abstain - 1

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

Carlos Ruiz, Treasurer

5. TREASURER'S REPORT:

A. August 2019 FYE 9/30/2019

Hayley Fetrow of HSF Consulting, LLC reported to the board. Ms. Fetrow stated only major change reflected would be in State Moderate Rental Budget. Ms. Fetrow reported

Yale Acres activity had be extracted from the Budget for the last three months due to property conversion. Overall, programs were deemed as performing well. Vacancies discussed at both Johnson Farms and Community Towers. Ms. Fetrow reported that Asset Managers were and committed to getting units turned. Rate and term of turnover discussed. No further discussion.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director R. Cappelletti reported to the Board. Executive Director R. Cappelletti discussed MHA current position due to the disposition of Mills Memorial and Yale Acres. Discussion continued related to the future plans to dispose of Community Towers. The future disposition of Community Towers was noted as encouraged by HUD. A disposition plan anticipated to be submitted to HUD by November 2019. The goal would be to dispose of the property and seek funds for revitalization. Discussion of Yale Acres Development continued including the Community Center, Greenhouse and Net Zero development which would ultimately send energy to the grid. Opportunity Zone Fund discussed. Reported as currently seeking funding offering capital gains tax shelter. Bob Fetrow of HSF Consulting, LLC presented overview 2018 annual audit.

B. Program Reporting Operations:

None

C. Resident Services Report:

None

8. EXECUTIVE SESSION:

None

9. NEW BUSINESS:

A. Resolution 1122: Approval of State Operating Budget FY-2020.

Resident Commissioner Nancy Rosado made a motion to approve Resolution 1122, Treasurer Carlos Ruiz seconded the motion. Hayley Fetrow provided a detailed report to the Board which encompassed both Resolution 1122 and Resolution 1123. Discussion followed. A vote was called. The vote was Ayes - 4, Nays – 0. Resolution 1122 was adopted.

Ayes - 4

Nays - 0

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

B. Resolution 1123: Approval of Annual Federal Operating Budget FY-2020

Vice Chairman Scott Griffith made a motion to adopt Resolution 1123, Treasurer Carlos Ruiz seconded the motion. No discussion. A vote was called. The vote was Ayes - 4, Nays – 0. Resolution 1123 was adopted.

Ayes - 4

Nays - 0

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

10. OLD BUSINESS:

None

11. OTHER ITEMS OF BUSINESS:

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 6:15 pm.

Respectfully submitted,

Robert Cappelletti
Secretary

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