

**Minutes
of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
January 25, 2021**

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:30 PM. Meeting held via teleconference. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Cornelius J. Ivers, Chairman
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer
Nancy Rosado, Resident Commissioner
Lawrence Kendzior, Commissioner

STAFF PRESENT: Robert Cappelletti, Executive Director and Jamie Urkevic

OTHERS PRESENT: Hayley Fetrow, HSF Consulting, LLC.

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

None

3. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization:

None

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Regular Board of Commissioners' meetings held November 23, 2020.

Treasurer Carlos Ruiz made a motion to accept the minutes of the Regular Board of Commissioners' meeting held November 23, 2020. Vice Chairman Scott Griffith seconded the motion. No discussion. A vote was called. The vote was Ayes – 5, Nays – 0. The minutes were accepted.

Ayes - 5

Nays - 0

Cornelius J. Ivers, Chairman
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer
Nancy Rosado, Resident Commissioner
Lawrence Kendzior, Commissioner

5. TREASURER'S REPORT:

A. December 2020 FYE 9/30/2021

Hayley Fetrow of HSF Consulting, LLC provided a brief summary of the financial report. Ms. Fetrow stated debt service review schedule and narrative had not been included in the board packet distribution and emailed the report to all commissioners during the meeting. Ms. Fetrow reported most significant activity involved unit vacancies and the Section 8 program's receipt of CARES Act HAP dollars. CARES Funds received are earmarked to recoup losses due to extraordinary expenses experienced by Section 8 program related to Covid. Discussion of vacancies at Johnson Farms continued where kitchens and baths reported to require extensive renovations. Community Tower's REAC score discussed.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director R. Cappelletti reported working in coordination with VA and HUD in effort to lease up Hanover Place. R. Cappelletti reported massive lease up effort underway at Yale Acres. An outside consulting firm reported to be taken on to assist with applicants. Brief discussion of Wysh House, (16 unit development) collaborative between Women and Families and MHA. MHA has 6 PBV to support aging out adolescents with supportive services. MHA reported to be providing Crown ST. final applicants for lease up. Section 8 dept. currently seeking to fill two vacant positions. Executive Director Cappelletti stated all lease up operations will now be located at main office as larger office space can provide better protection to staff and applicants against spread of Covid virus. MHA awarded 45 Mainstream Housing Choice Vouchers which serve households that include a non-elderly person(s) with disabilities who are homeless or at risk of homelessness. Discussion of Yale Acres Community Center continued. MHA working with City Planning Dept. consideration of moving buildings. Discussion of neighbors' encroachment on MHA property continued. Residents have been notified by legal counsel. Discussion of purchase of properties, site work and traffic flow continued. Community Center funding reported as imminent. Dept. of Energy micro grid funding discussion continued.

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, Commissioner Lawrence Kendzior seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:20 PM.