

**Minutes of the
MERIDEN HOUSING AUTHORITY REGULAR BOARD MEETING
Held on
July 26, 2021**

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:42 PM. Meeting held via video conference. As a quorum was present the meeting commenced.

1. ROLL CALL:

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

ABSENT: 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:

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 June 28, 2021.

Chairman Cornelius Ivers made a motion to accept the minutes of the Regular Board of Commissioners' meeting held June 28, 2021. Vice Chairman Scott Griffith seconded the motion. No discussion. A vote was called. The vote was unanimous. The vote was Ayes – 3, Abstention - 1. The minutes were accepted.

Ayes - 3

Abstain - 1

Cornelius J. Ivers, Chairman
Nancy Rosado, Resident Commissioner
Lawrence Kendzior, Commissioner

Scott Griffith, Vice Chairman

5. TREASURER'S REPORT:

A. June 2021 FYE 9/30/2021

Hayley Fetrow of HSF Consulting, LLC provided a brief overview. Ms. Fetrow reported financial statements were strong in part attributable to PPP Program and maintenance costs which were absorbed by CARES Act funds. Costs were labeled as COVID specialized cleaning services and materials purchased. Ms. Fetrow reported unit vacancies located at Johnson Farms and Community Towers remain unchanged as were reported in June 2021. No further discussion.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director Cappelletti reported HCV program had filled all staff vacancies and training was reported to be currently underway. Lease up reported to have slowed due to over leasing issue. Executive Director Cappelletti stated no new vouchers were being issued. MHA continues working with HUD and State of CT to monitor the issue. Executive Director Cappelletti stated MHA had procured a company to manage the construction repairs of the roofs located at Community Towers. Work to start within the next 30 days. Main office slowly reopening to appointments only. Ultra violet air filters were reported to have been installed in all offices and common areas at 22 Church ST. Executive Director Cappelletti reported the air filters help reduce the spread of viruses and other airborne illnesses similar to what hospitals utilize. Yale Acres reported to be in final stages of HUD closing. MHA working on punch list items received from HUD, DOH and City of Meriden. Hanover Place reported to be final stages of DOH closeout as well. MHA invited to present at National Energy Conference on energy as it relates to how energy impacts affordable housing. CONN-NAHRO sponsored and highlighted the MHA for its excellent work in housing. On Friday, July 30th baseball game at Dunkin Donuts Park in Hartford a family from Yale Acres will throw out the first pitch. Executive Director Cappelletti stated how nice it was for the MHA to be recognized for all the hard work MHA was doing. Fifteen tickets available for residents to attend the game. No further discussion.

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:

Scott Griffith, Vice Chairman made a motion adjourn. Cornelius Ivers, Chairman seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 5:52 PM.