

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
October 24, 2022**

Chairman Cornelius J. Ivers called the Regular Board of Commissioners' meeting to order at 5:37 PM. The meeting was held at 22 Church St., Meriden. 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, Jamie Urkevic

OTHERS PRESENT: None

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' meeting held September 26, 2022

Vice Chairman Scott Griffith made a motion to accept the minutes of the Regular Board of Commissioners' meeting held September 26, 2022. Resident Commissioner Nancy Rosado 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
Lawrence Kendzior, Commissioner
Nancy Rosado, Resident Commissioner

5. TREASURER'S REPORT:

A. September 2022 FYE 12/31/2022

Executive Director Cappelletti stated as Ms. Fetrow was unable to attend the meeting any questions concerning the treasurer's report would be conveyed to Ms. Fetrow and she would respond directly. Brief discussion of PHA income. Air sanitizers and fire safety doors to be installed at Community Towers. Escalation of utility costs discussed. Clarification requested to be addressed by Ms. Fetrow.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director Cappelletti reported HCV program experiencing staffing issues, increase in port ins and more movers were reported. Executive Director Cappelletti discussed remedies including working with HUD to identify professional agency to assist. A plan to improve and resolve issues was discussed. Discussion of inspection processes. Executive Director Cappelletti reported union negotiations had begun. Fair market rent resolution discussed. REAC inspection conducted at Community Towers. Report to be received within the next month. Audit submitted to HUD and to be mailed to BOC. Discussion at next BOC meeting or special meeting.

B. Program Reporting Operations:

None

C. Resident Services Report:

None

Commissioner Kendzior suggested to take up New Business before Executive Session.

Vice Chairman Scott Griffith made a motion to enter into Executive Session to discuss land acquisitions. Chairman Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. The Board entered executive session at 6:49 PM

Treasurer Carlos Ruiz made a motion to adjourn Executive Session. Vice Chairman Scott Griffith seconded the motion. The Board adjourned from executive session at 7:20 PM

8. EXECUTIVE SESSION:

A. Discussion of land acquisition

9. NEW BUSINESS:

A. Resolution 1148: Approval and Adoption of Fair Market Rents for Housing Choice Voucher Program.

Treasurer Carlos Ruiz made a motion to approve Resolution 1148. Resident Commissioner Nancy Rosado seconded the motion. No discussion. A vote was called. The vote was Ayes – 5, Nays - 0. Resolution 1148 was adopted.

Ayes - 5

Nays – 0

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

B. Resolution 1149: Approval and Adoption of utility allowances for Tenant furnished utilities. Resolution information not available for meeting.

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. Vice Chairman Scott Griffith seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 7:21 PM.