

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
February 27, 2023**

Chairman Cornelius J. Ivers called the Regular Board of Commissioners' meeting to order at 5:33 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
Nancy Rosado, Resident Commissioner (Via telephone)
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer

EXCUSED ABSENCE: Lawrence Kendzior, Commissioner

STAFF PRESENT: Robert Cappelletti, Executive Director, Jamie Urkevic

OTHERS PRESENT: None

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Edgardo Rodriguez 192 Burritt St., New Britain CT: Mr. Rodriguez addressed the Board of Commissioners. Mr. Rodriguez stated he is employed by MHA as leased housing specialist. Mr. Rodriguez stated he was representing union AFSCME 1303. Mr. Rodriguez expressed his concern regarding outsourcing of HCV program.

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 January 23, 2023.

Treasurer Carlos Ruiz made a motion to approve the minutes of the Regular Board of Commissioners' meeting held January 23, 2023. Vice Chairman Scott Griffith seconded the motion. No discussion. A vote was called. The vote was Ayes – 4, Nays - 0. The vote was unanimous. The minutes were approved.

Ayes - 4

Nays – 0

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

5. TREASURER’S REPORT:

A. January 2023 FYE 12/31/2022

Treasurer Carlos Ruiz made a motion to table the treasurer’s report. Vice Chairman Scott Griffith seconded the motion. All in favor. Vote was unanimous.

6. CHAIRMAN’S REPORT: None

7. MANAGEMENT REPORTS:

A. Executive Director’s Report:

Executive Director Cappelletti reported HUD and MHA receiving complaints related to HCV portability program. Staffing issues and location of suitable housing reported. An RFP to assist with managing the Section 8 program was released. Discussion of response and detail of plan discussed. Community Towers maintenance issues discussed. Executive Director discussed RFP for elevator replacement. Security measures discussed related to homeless trespassing. HUD site visit scheduled March 13th.

A. Program Reporting Operations:

None

B. Resident Services Report:

David Sunshine reported to be working with Meriden Police Dept. with respect to trespassing and security issues.

8. EXECUTIVE SESSION:

None

9. NEW BUSINESS:

A. AMENDED RESOLUTION 1150: Approval of Executive Director Employment Agreement.

Treasurer Carlos Ruiz made a motion to accept Amended Resolution 1150. Vice Chairman Scott Griffith seconded the motion. A vote was called. All in favor. The vote was unanimous. Ayes – 4, Nays - 0. Resolution 1150 was adopted.

Ayes – 4

Nays - 0

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

B. RESOLUTION 1152: Authorization to enter into contract with Kone for elevator replacement.

Treasurer Carlos Ruiz made a motion to accept Resolution 1152. Chairman Cornelius Ivers seconded the motion. A vote was called. All in favor. The vote was unanimous. Ayes – 4, Nays - 0. Resolution 1152 was adopted.

Ayes – 4

Nays - 0

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

Vice Chairman Scott Griffith made a motion to amend Resolution 1153. Treasurer Carlos Ruiz seconded the motion. A vote was called. All in favor. The vote was unanimous.

C. AMENDED RESOLUTION 1153: Approval to enter into contract with Imagineers for management of Section 8 program.

Treasurer Carlos Ruiz made a motion to adopt Amended Resolution 1153. Vice Chairman Scott Griffith seconded the motion. A vote was called. All in favor. Amended Resolution 1153 was adopted.

Ayes – 4

Nays - 0

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

10. OLD BUSINESS:

None

11. OTHER ITEMS OF INTEREST:

None

12. MATTERS NOT ON THE AGENDA:

Treasurer Carlos Ruiz stated BOC to respond to Executive Directors contract and Union employee's contracts in a timely fashion.

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 7:09 PM.