

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
July 22, 2024**

Chairman Cornelius J. Ivers called the Regular Board of Commissioners' meeting to order at 5:30 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

STAFF PRESENT: Robert Cappelletti, Executive Director, David Sunshine, Ed Siebert and Jamie Urkevic

OTHERS PRESENT: None

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

None

3. PREVIOUS MONTH'S MINUTES

A. Minutes of the Regular Board of Commissioner' meeting held June 24, 2024.

Chairman Cornelius Ivers made a motion to approve the minutes of the Regular Board of Commissioners' meeting held June 24, 2024. Treasurer Carlos Ruiz seconded the motion. No discussion. A vote was called. The vote was Ayes – 4, Nays - 0. The minutes were approved.

Ayes - 4

Nays - 0

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

4. TREASURER'S REPORT:

A. June 2024 FYE 12/31/2024

Executive Director Robert Cappelletti summarized the June 2024 financial report. Executive Director Cappelletti reported all programs were performing well. Operating revenues reported over budget due to the Public Housing Program receiving higher 2024 subsidies. Discussion continued regarding capital improvements scheduled for Community Towers.

5. CHAIRMAN’S REPORT:

None

6. MANAGEMENT REPORTS:

A. Executive Director’s Report:

Executive Director Cappelletti reported 12 vacancies currently at Community Towers. The waitlist is currently closed due to purging. The waitlist is scheduled to open August 6, 2024. Johnson Farms reported to be in need of necessary improvements and modernization. Executive Director Cappelletti requested financial assistance from both CHFA and DOH.

B. Program Reporting Operations:

None

C. Resident Services Report:

David Sunshine discussed farmers market program.

7. EXECUTIVE SESSION:

None

8. NEW BUSINESS:

A. Resolution 1164: Authorization to Enter into Loan Agreement: Treasurer Carlos Ruiz made a motion to adopt Resolution 1164. Vice Chairman Scott Griffith seconded the motion. Discussion continued. A vote was called. The vote was unanimous. Resolution 1164 was adopted.

Ayes - 4

Nays - 0

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

9. OLD BUSINESS:

None

10. OTHER ITEMS OF INTEREST:

None

11. MATTERS NOT ON THE AGENDA:

None

13. ADJOURNMENT:

Treasurer Carlos Ruiz made a motion to adjourn. Vice President Scott Griffith seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:02 PM.