

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
March 24, 2025**

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
Nancy Rosado, Resident Commissioner (via conference call)
Scott Griffith, Vice Chairman
Carlos Ruiz, Treasurer

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

OTHERS PRESENT: Hayley Fetrow, HSF Consulting

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Dan Zaborowski 39 Fiesta Heights, Meriden, CT: Mr. Zaborowski addressed the Board with concerns related to the posting of meeting agendas on the MHA website, security concerns at Community Towers and the placement of public comment period during board meetings.

3. PREVIOUS MONTH'S MINUTES

- A. Minutes of the Regular Board of Commissioners meeting held January 27, 2025.**
- B. Minutes of the Special Board of Commissioners meeting held February 10, 2025**

Vice Chairman Scott Griffith made a motion to approve the minutes of the Regular Board of Commissioners' meeting held January 27, 2025, and the Special Board of Commissioners' meeting held February 10, 2025. Commissioner Nancy Rosado 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. February 2025 FYE 12/31/2025**
No monthly report as Budget must be passed.

5. CHAIRMAN’S REPORT:

None

6. MANAGEMENT REPORTS:

A. Executive Director’s Report:

Executive Director Cappelletti reported Community Towers staff continue work on vacancies. David Sunshine retired after serving MHA for 29 years. Evette Nava will replace Mr. Sunshine as the Director of Resident Services. Executive Director Cappelletti reported Community Towers Security Guards have notably reduced homeless and drug related issues and decreased unauthorized access. The Property Manager reported tenants had expressed their appreciation and satisfaction with the presence of security guards.

B. Resident Services Report:

No report.

7. EXECUTIVE SESSION:

Chairman Cornelius Ivers made a motion to enter into Executive Session .

A. Review of contract issues for development activity.

8. NEW BUSINESS:

A. Resolution 1168: Approval of Annual Federal Operating Budget FY-2025.

Vice Chairman Scott Griffith made a motion to adopt Resolution 1168, Treasurer Carlos Ruiz seconded the motion. A vote was called. All in favor. The vote was unanimous.

Ayes - 4

Nays - 0

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

B. Resolution 1169 Approval of State Operating Budget FY-2025

Vice Chairman Scott Griffith made a motion to adopt Resolution 1169, Treasurer Carlos Ruiz seconded the motion. A vote was called. All in favor. The vote was unanimous.

Ayes - 4

Nays - 0

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

C. Resolution 1170. Approval of Procurement Policy.

Vice Chairman Scott Griffith made a motion to adopt Resolution 1170, Treasurer Carlos Ruiz seconded the motion. A vote was called. All in favor. The vote was unanimous.

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

12. 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 7:45 PM.