

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
August 25, 2025**

Chairman Cornelius J. Ivers called the Regular Board of Commissioners' meeting to order at 5:57 PM. The meeting was held at 22 Church St., Meriden. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Cornelius Ivers, Chairman
Nancy Rosado, Resident Commissioner (via conference call)
Carlos Ruiz, Treasurer

ABSENT: Scott Griffith, Vice Chairman

STAFF PRESENT: Hayley Fetrow, Acting Executive Director and Jamie Urkevic

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Dan Zaborowski 39 Fiesta Heights, Meriden CT: Mr. Zaborowski stated he would like to see greater transparency in regard to Executive Session. He also questioned the location of a EV charging station at 16 Colony ST. being located behind a fence. Mr. Zaborowski stated he would like the MHA to provide a lease subsidy to MPD for the substation located at 161 State St.

John Malavenda West Main St., Meriden CT: Mr. Malavenda stated he would like to see it reported in the minutes who was in attendance during Executive Session. Mr. Malavenda stated for record he attended the board meeting, and he did not see the MHA/City Liaison in attendance.

3. PREVIOUS MONTH'S MINUTES

- A. Minutes of the Special Board of Commissioners meeting held July 28, 2025.
- B. Minutes of the Regular Board of Commissioners meeting held July 28, 2025.

Treasurer Carlos Ruiz made a motion to approve the minutes of the Special Board of Commissioners' meeting held July 28, 2025 and the minutes of the regular Board of Commissioners' meeting held July 28, 2025. Chairman, Cornelius Ivers seconded the motion. A vote was called. The vote was Ayes 3 - Nays - 0. The minutes were approved.

Ayes - 3

Nays - 0

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

4. TREASURER'S REPORT:

A. July 2025 FYE 12/31/2025

Review of Draft unaudited financial statements through July 31, 2025 distributed.

5. CHAIRMAN’S REPORT:

None

6. MANAGEMENT REPORTS:

A. Acting Executive Director’s Report:

Acting Executive Director Hayley Fetrow provided a summary of individual staff management reports. Ms. Fetrow stated in an effort to be transparent; the meeting agenda, minutes from the previous meeting, and management reports are now posted online and available for public review in advance of the upcoming meeting.

7. EXECUTIVE SESSION:

Chairman Cornelius Ivers asked for a motion to adjourn into Executive Session. Treasurer Carlos Ruiz made the motion that the Board of Commissioners enter into Executive Session pursuant to Connecticut General Statutes Section 1-200(6)(B) and (D) to discuss pending legal matters, where public discussion would adversely affect the Housing Authority’s legal or negotiating position. Chairman Cornelius Ivers seconded the motion. No discussion. A vote was taken. Ayes - 3 Nays – 0. Chairman Cornelius Ivers, Treasurer Carlos Ruiz, Resident Commissioner Nancy Rosado and Acting Executive Director Hayley Fetrow adjourned to Executive Session at 6:14 pm.

Treasurer Carlos Ruiz made a motion to return to regular session. Chairman Cornelius Ivers seconded the motion. The Board of Commissioners returned to regular session at 6:51 pm. No formal action was taken.

8. NEW BUSINESS:

None

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. Chairman Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:53 PM.