



MAYNARD ROAD CORPORATION

Maynard Road Corporation
22 Church Street
Meriden, CT 06451

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Hayley Fetrow Interim Secretary

Scott T. Griffith
President
Carlos Ruiz
Vice President
Cornelius J. Ivers
Director
Nancy Rosado
Treasurer

TO: MAYNARD ROAD CORPORATION, Board of Directors

FROM: Scott T. Griffith, President

DATE: August 25, 2025

RE: BOD Regular Board Meeting

This is to advise the Board of Directors that there will be a Regular Board Meeting held **Monday, August 25, 2025, immediately following the Housing Authority of the City of Meriden's Regular Board of Commissioners' meeting. The meeting will be held at 22 Church St.**

AGENDA

1. ROLL CALL:
2. PUBLIC COMMENTS:
3. ACCEPTANCE OF MINUTES:
 - A. Minutes of the Regular Board of Directors' meeting held July 28, 2025.
4. TREASURERS REPORT:
 - A. July 2025
5. INTERIM SECRETARY'S REPORT TO THE BOARD:
 - A. Yale Acres Site Operations

6. EXECUTIVE SESSION:
7. NEW BUSINESS:
8. OLD BUSINESS:
9. OTHER ITEMS OF INTEREST:
10. MATTERS NOT ON THE AGENDA:
11. ADJOURNMENT:

CC: City Clerk
Record Journal
City Manager
Mayor

MINUTES
of the
MAYNARD ROAD CORPORATION
REGULAR BOARD OF DIRECTORS' MEETING
Held on
July 28, 2025

President Scott Griffith called the Regular Board of Directors meeting of the Maynard Road Corporation to order at 6:10 PM. The meeting was held at 22 Church St., Meriden. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Scott Griffith, President
Carlos Ruiz, Vice President
Cornelius Ivers, Director

ABSENT: Nancy Rosado, Treasurer

STAFF PRESENT: Interim Secretary Hayley Fetrow and Jamie Urkevic

OTHERS PRESENT: None

2. PUBLIC COMMENTS

John Malavenda Meriden CT: Mr. Malavenda requested posting or reading of Resolutions.

3. ACCEPTANCE OF MINUTES:

A. Minutes of the Regular Board of Directors' meeting held June 23, 2025.

Director Cornelius Ivers made a motion to approve the minutes of the Regular Board of Directors' meeting held June 23, 2025. Vice President Carlos Ruiz seconded the motion. No discussion. A vote was called. The vote was Ayes –3, Nays –0. The minutes were accepted.

4. TREASURERS REPORT:

A. June 2025

Interim Secretary Hayley Fetrow provided a summary of the financial statements.

5. SECRETARY'S REPORT:

None

6. EXECUTIVE SESSION:

None

7. NEW BUSINESS:

A. Resolution 78-2025: Authorization of Temporary Construction easement Yale Acres.

Vice President Carlos Ruiz made a motion to adopt Resolution 78-2025. Director Cornelius Ivers seconded the motion. A vote was taken. Ayes – 3, Nays – 0. Resolution 78-2025 was adopted.

Ayes – 3

Nays - 0

Carlos Ruiz, Vice President
Scott Griffith, President
Cornelius Ivers, Director

8. OLD BUSINESS:

None

9. OTHER ITEMS OF INTEREST:

None

10. MATTERS NOT ON THE AGENDA:

None

11. ADJOURNMENT:

Vice President Carlos Ruiz made a motion to adjourn. Director Cornelius Ivers seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:17 PM.

YALE ACRES – Site Operations Update

Occupancy Summary

Total Units	#Occupied	#Vacant	% Occupied	% Vacant
[162]	[158]	[4]	[98%]	[2%]

Vacant Units:

- **33 Gilbert Road (2BDRM)** – Unit ready for inspection. Move in scheduled for 9/15 (applicant).
- **83 Broadvale Road (2BDRM)**– Unit ready for inspection (transfer not eligible to move-in so we are moving onto applicant).
- **71 Elizabeth Road (3BDRM)** – just vacated and being turned over (will be occupied with transfer asap)
- **112 Broadvale Road (3BDRM)** – just vacated and being turned over (will be occupied with transfer asap)

Collections/Legal Efforts

	UNIT	AMOUNT OWED	STATUS Non-Payment of Rent/Other Legal
1	32 Gilbert Road	\$3,249	Signed stipulation (Rent & Legal Fees)
2	16 Elizabeth Court	\$1,898	Waiting for court date.
3	77 Elizabeth Road	\$1,852	Non-compliant with stipulation (Rent and Legal Fees) (Back to court for mediation)
4	9 Broadvale Court	\$1,046	Current with stipulation (Rent and Legal Fees)
5	79 Gilbert Rd	\$1,524	NTQ for non-payment of rent and Unauthorized Occupant (quit date Aug. 3 rd) Waiting for court date.
6	61 Elizabeth Road	n/a	Noise disturbance, waiting to proceed

Maintenance

- Normal day-to-day maintenance calls.
- Continually conducting Annual Inspections (at recertifications and if issue).
- Power washing of all the buildings to begin over the next few weeks.

Compliance

- Conducting Internal File Audit of all files. Ongoing.
- Non-compliance - Converting all Meriden Voucher holders to Project-Based Vouchers in accordance with HAP Agreement.

Other Notes

- Working on plan to renovate office & exterior front (mostly cosmetic) and clean up the parking lot and maintenance area. Ongoing.