

MHA



Housing Authority of the City of Meriden
22 Church Street
P.O. Box 911
Meriden, CT 06451

Phone (203) 235-0157
Fax (203) 634-1971



Cornelius J. Ivers

Chairman

Scott T. Griffith

Vice Chairman

Carlos Ruiz

Treasurer

Nancy Rosado

Resident Commissioner

Hayley Fetrow, Interim Executive Director

TO: MHA Board of Commissioners
FROM: Cornelius J. Ivers, Chairman
DATE: September 22, 2025
RE: BOC Regular Meeting

This is to advise the Board that there will be a Regular Board of Commissioners meeting held on **Monday, September 22, at 5:30 PM** located at 22 Church Street.

AGENDA

1. ROLL CALL:
2. PUBLIC COMMENTS & WRITTEN COMMUNICATIONS:
3. PREVIOUS MONTH'S MINUTES:
 - A. Minutes of the Regular Board of Commissioners' meeting held August 25, 2025.
4. TREASURER'S REPORT:
 - A. August 2025 FYE 12/31/2025
5. CHAIRMAN'S REPORT:
6. MANAGEMENT REPORTS:

- A. Interim Executive Director Report
 - B. Procurement
 - C. Community Towers/Security Report
 - D. Resident Services
 - E. Johnson Farms
 - F. HCV Program
7. EXECUTIVE SESSION:
- A. Pending Legal Matters.
8. NEW BUSINESS:
- A. Resolution 1177: Approval of flat rental increase at Community Towers.
 - B. Resolution 1178: Authorization to enter into contract with Tilcon Connecticut, Inc. for repaving at Community Towers.
 - C. Resolution 1179: Approval for extension of existing rooftop lease with American Tower commencing June 25, 2027 for a period of five years.
 - D. Resolution 1180: Approval for extension of time for Interim Executive Services from September 30, 2025 to December 31, 2025.
9. OLD BUSINESS:
10. OTHER ITEMS OF INTEREST:
11. MATTERS NOT ON THE AGENDA:
12. ADJOURNMENT:

CC: City Clerk
Record Journal
City Manager
Mayor

**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.

MHA



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

TO: Meriden Housing Authority Board of Commissioners
FROM: Hayley Fetrow, HSF Consulting LLC – Acting Executive Director
DATE: September 19, 2025
RE: August 2025 Management Reports Summary

Please find below a summary of the major highlights and updates presented in the June 2025 management reports for Meriden Housing Authority. These updates will be discussed in detail at the monthly Board Meeting scheduled for **Monday, September 22, 2025**.

1. Procurement Updates (*Reported by Marianne Monarca*)

- **CT Paving Parking Lot:** Bidding complete and resolution submitted for board approval
- **CT Community Room:** Quotes for Flooring and Painting of Lobby and First Floor Hallways/Community rooms received
- **Authority Wide Snow Removal:** Solicitation released 09/19/2025 for Yale Acres & Hanover Place with Community Towers & 22 Church next week

Community Towers:

- Door magnets, fire doors (68 units), parking lot paving, flooring, painting, and Co-Gen replacement projects are in planning or solicitation stages.
- Environmental review and Capital Needs Assessment – request for quotes out to vendors

2. Community Towers - Operations (*Reported by Madeline DeJesus*)

- **Occupancy:** 97.74% (211 of 216 available units occupied); 96 applicants on the waitlist with 10 applications in process
- **Security:** Strong performance by on-site guards—visible presence, low crime, reduced homeless activity, clear stairwells, and high tenant satisfaction.

3. Community Towers - Resident Services (Reported by Evette Nava)

- **Food Insecurity:** Monthly food box distribution to 61 residents; 163 households supported via summer food assistance programs.
 - **Resident Support:** Assistance with state benefits and recertifications provided.
 - **Programming:** Upcoming LEP classes, successful bimonthly birthday celebrations and chair yoga along with crafting events.
-

4. Johnson Farms (Reported by Evette Nava)

- **Occupancy:** 92.3% (48 of 52 units).
 - **Waitlist:** Will be advertised and open for October 6, 2025.
 - **Collections:** Seven residents with outstanding balances; one on a court-mandated repayment plan.
 - **Compliance:** City inspection confirmed for September 2025; recertifications set for completion by May 2026.
-

5. Housing Choice Voucher Program (Reported by Imagineers, Inc)

- **Leased Vouchers:** 839 HCV, 39 Mainstream
 - **Inspections:** 72 total, 60% passing
 - **Recertifications:** 80 due, 100% complete
-

**Board Report by Marianne Monarca, Procurement Officer
Meriden Housing Authority
Monthly Board Meeting – Monday, September 22, 2025**

PROCUREMENT UPDATES: Open/Upcoming Solicitations/Contracts

COMMUNITY TOWERS:

- **Paving Parking Lot** – repave 68 space parking lot and associated work. *Tilcon Connecticut, Inc. is the successful bidder. (Resolution for approval.)*
- **Flooring and Painting** – paint lobby and first floor hallways and community room. *Star Two Construction, Inc. is the successful bidder for flooring and painting. (Proposals attached for signature.)*
- **Door Magnets** – for emergency doors – proprietary to current alarm company. *Proposal agreement with AFA Protective Systems, Inc. signed on 8/22/2025. Waiting for countersignature to start work.*
- **Fire Doors** - 68 Fire Doors to be replaced – will be advertised over next 2 weeks.
- **Co-Gen** – procuring proposals to replace system.
- **Environmental Review** – procuring proposals.
- **Capital Needs Assessment** – procuring proposals.

ALL PROPERTIES:

- **Snow plowing removal 2025/2026 Season**
 - Bid advertisement issued 9/19/2025 for Yale Acres and Hanover Place. Bids due 10/17/2025.
 - Bid advertisement to be issued for Community Towers and 22 Church Street office within the next week.

Meriden Housing Authority
Painting & Flooring Bids
(at Community Towers)
9/16/2025

Vendor	Painting	Flooring	Comments
Papallo's Painters	\$ 19,868.00		Ceiling tiles - painting only
Rainbow Painting	\$ 34,552.00		Ceiling tiles - painting only
Star Two Construction	\$ 31,000.00		Ceiling tiles - remove existing/replace with new
Star Two Construction		\$ 75,000.00	
Roman Flooring		\$ 81,200.00	

**Board Report by Madeline De Jesus, Asset Manager
 Meriden Housing Authority
 Monthly Board Meeting – Monday, September 23, 2025**

COMMUNITY TOWERS – Site Operations Update

Occupancy Summary

Total Units	#Inactive	#Occupied	#Vacant	% Occupied	% Vacant
[221]	[5]	[212]	[5]	[97.74]	[2.26]

- 96 applicants on the waiting list
- A total of 16 applicants were contacted via mail
- 10 applicants are in process
- 1 applicant was placed on the waiting list

Security Summary

The guards continue to perform their duties effectively and professionally, maintaining a strong, visible presence throughout Community Towers. Their presence has been a key factor in reducing crime, limiting homeless activity inside the building, and improving overall tenant satisfaction.

Crime Levels:

There remains a high level of criminal and homeless activity along Casimir Drive, particularly near the Shelter and Salvation Army. This area continues to generate challenges for Community Towers, as individuals frequently attempt to enter the building. The guard assigned to the North Tower remains stationed at the entrance for the entirety of his night shift, ensuring that homeless individuals and those engaged in criminal activity are prevented from entering the building. His consistent presence at this location has proven highly effective in maintaining security.

Homeless Activity:

There has been a notable reduction in the number of homeless individuals entering or loitering inside the building. While activity continues outside near Casimir Drive and the shelter, conditions within Community Towers have improved significantly. This progress is the direct result of the consistent presence and proactive engagement of the security team.

Stairwell Areas:

The stairwells in both the North and South Towers remain cleaner and more secure than in the past. Despite improvements, morning guards still find evidence that some homeless individuals and drug users gain access overnight. Items such as food, cigarettes, and drug-related materials have been discovered, indicating continued after-hours use of stairwells.

Tenant Satisfaction:

Tenant feedback has been overwhelmingly positive. Residents consistently report feeling safer inside the building and in the surrounding outdoor areas. Many tenants credit the security guards’ presence with improving the overall quality of life in the community.

Professionalism:

The guards have consistently demonstrated professionalism, reliability, and courtesy. Their approachable yet firm manner has contributed to a safer, more welcoming environment for residents. Tenants have expressed appreciation not only for their work but also for the respectful way they carry out their duties.

Conclusion:

The security team is making a meaningful difference at Community Towers. Their presence has reduced crime, deterred homeless intrusions, and improved tenant confidence in the safety of their community. Continued coverage, particularly at the North Tower entrance, remains essential given the ongoing challenges stemming from the high levels of criminal and homeless activity near Casimir Drive.

**Board Report by Evette Nava
Meriden Housing Authority
Monthly Board Meeting – Monday, September 22, 2025**

Resident Opportunities and Self-Sufficiency

Food Insecurity

- Worked with Community Towers maintenance and management staff to distribute Connecticut Food Bank boxes onsite to residents in need of additional food assistance. We have a total of 61 residents and distribution is scheduled for every 3rd Wednesday of the month.
- MHA continues to work closely with the Department of Agriculture who provide additional food assistance in the summer months. There are currently 163 households who have received their shop cards.
- Assisted Community Towers residents in obtaining information online for DMV, social security, SNAP and DSS benefits. Assisted with transportation trip set up. Many residents need assistance to navigate online systems in order to obtain the information they need. Other duties include assistance with the yearly recertification process and advocating for them to get the benefits they qualify for.

Resident Programming

- NOGM has been scheduled to come provide outreach to our residents this month. They will be discussing updates of the programs they offer, including ESL classes.
- Birthday Celebrations will be held for tenants whose birthdays are in September and October. During the previous celebration we had 14 residents assist and enjoyed time with each other and cake. Celebrations will be held every 2 months. The plan is to get donations from local stores for goodies such as cupcakes or find someone who is willing to bake.
- Chair Yoga classes have been cancelled as of this month due to instructor unable to commit. We are currently looking for a certified person to commit to giving classes once a week.
- We held a no-sew pillow making event where 16 residents attended and enjoyed it. Many expressed that they want to continue to see art offered once a month.
- MHA staff continues to seek agencies and local organizations to provide in-house workshops and referrals in order to make connections with our residents.
- Medicare Open enrollment starts October 15th, therefore, we have various agencies that are scheduled to come to Community Towers this month and in the next couple of months to provide information and updates on their health insurance services.
- Voting registration event will also be held this month and next month.

**Board Report by Evette Nava, Asset Manager
Meriden Housing Authority
Monthly Board Meeting – Monday, September 22, 2025**

Johnson Farms – Site Operations Update

Occupancy Summary

<u>Total Units</u>	<u>#Occupied</u>	<u>#Vacant</u>	<u>% Occupied</u>	<u>% Vacant</u>
[52]	[48]	[4]	[92.3%]	[7.6%]

- Vacancies: There are 4 vacant units, 1 of which need extensive repairs. Units are being worked on by our maintenance dept.
- Waitlist: The work to reopen the Johnson Farm waitlist is complete. The waitlist will be advertised and accepting applications beginning October 6, 2025. We will be posting on the 211 Page, in the Record Journal as well as the MHA website. Along with online access to input applications, we will have applications available online to print as well as in a publicly accessible/waterproof mailbox outside the Main Office.
- Rent Collections: There are 7 residents with balances: Of which, 6 tenants owe past/current rents and other charges, 1 tenant has a repayment agreement through court. 3 new Notices to Quit for non-payment of rent and other charges were served this month. 3 tenants will be sent to attorney for further action.
- Inspections: Certificate of Compliance with the City of Meriden are confirmed for September 2025.
- Recertification: Process will begin January 2026 to be completed effective May 1, 2026

Meriden Housing Authority - HCV Program Monthly Management Report

Imagineers, LLC – HCV Monthly Management Report

Reporting Period: September 2025

This report provides an overview of key HCV program metrics including the requested leased vouchers, inspection outcomes, annual recertifications, HAP expenditures, and Port-In activity for the most recently reviewed month of [September 2025](#).

[Program Highlights & Updates](#)

Funding & Utilization: As of July 2025, MHA's budget utilization is 96.54% and unit utilization is 95.70%. A determination will need to be made in the coming weeks regarding whether to absorb current portability tenants, issue vouchers to PBV participants who have requested tenant-based assistance, and/or issue vouchers to applicants on the waiting list. A full recommendation will be provided in next month's report.

HUD Funding Notices: Timely receipt of HUD funding notices remains critical for maintaining accurate monthly funding schedules and program reporting. We respectfully request that all notices continue to be forwarded as soon as they are received.

Staff Performance Reviews: Performance evaluations for staff engaged in MHA program operations at Imagineers have recently been completed, and all employees are currently in good standing. A performance evaluation for Sara Vega, FSS Coordinator, is being developed and will be finalized in the coming weeks.

Leasing & Waitlist Activity: A total of 0 vouchers were issued, with 0 households actively searching for housing. The waitlist currently includes 455 applicants, and we anticipate further review of the list in the coming quarter to ensure accuracy and readiness for possible leasing opportunities.

Policy & Compliance Updates: Staff are actively reviewing HUD notices and regulatory updates to ensure program compliance. Recent changes related to HOTMA implementation, NSPIRE inspection standards (postponed until 2026), or FSS program guidance are being incorporated into program operations. In addition, staff will be receiving training on HUD's Secured Systems, including EIV and PIC, to strengthen accuracy in reporting and reduce the likelihood of errors.

Landlord Relations: Outreach efforts are ongoing to strengthen relationships with current landlords and to attract new property owners to the program. Most recently, we launched a large marketing mailing campaign encouraging landlords to register for AssistanceCheck, our online portal that offers multiple benefits for property owners. A copy of the brochure used in this campaign is enclosed for reference.

[Upcoming Deadlines & Priorities](#)

Key program priorities for the next 30–60 days include:

- Finalizing the SEMAP submission and preparing for HUD review.
- Publishing the Annual PHA Plan and conducting the public hearing scheduled for October 2, 2025.
- Monitoring leasing activity to determine issuance of new vouchers and absorption of port-in households.

HCV Program Key Metrics

Leased Vouchers – August 2025

Voucher Type	*ACC	Total Leased	Variance (ACC vs. Leased)
Tenant-Based:		827*	
- Regular PBV	921	505	94
- Project-Based		309	
- Homeownership		13	
FUP		4	
Mainstream	40	39	1
VASH	10	8	2

*ACC = Maximum number of vouchers authorized under HUD's Annual Contributions Contract (funding cap).

Inspections

Month	Total	Pass	Fail	Abatements Placed	Holds Placed
August	72	43	29	1	14

Annual Recertifications

Month	Due	Completed	Timely	Late
August	80	80	80	0

HAP Expenditures

Month		Total HAP Paid
July – not yet confirmed in VMS at time of this report	All Other	\$1,160,374
	Mainstream	\$26,007

Port-In Reporting:

Month	Active Port-Ins	Total HAP for Units Administered	New Port-Ins	Terminated Port-Ins
July - not yet confirmed in VMS at time of this report	93	\$134,701	1	1

FSS

Month	Mandatory Slots	Families Enrolled	% of Families Enrolled
August	74	73	98.65%

Prepared by:

Frenchelle Womack

Imagineers LLC

Date: September 17, 2025

**Meriden Housing Authority
Housing Choice Voucher Program
HUD Budget Authority & Program Enrollment Level**

Assumptions:	
Beg Average HAP	\$ 1,311.23
Projected Monthly Aver HAP Increase Factor	prev month + 1.0075%
ACC Baseline Program Size (maximum allowable)	881
ACC Baseline Program Size (maximum allowable)	10,572
Average Hap Provided by Budget Authority	1,325.94

1/1/25 HHR	\$ 699,682
1/1/25 RNP	\$ (699,681)
1/1/25 UNP	\$ 966,148

	Scheduled BA Funding From HUD	Additional Disbursement	Total Received from HUD	AcUProj Aver HAP	AcUProj Units on Program	PBV (Max. 339)	FUP Set-Aside (Max. 4)	Vash Set-Aside (Max. 10)	FSS (Min. Prgm Size 7)	Total Vouchers	Total HAP Disbursements	Over/Under for the Month	RNP	UNP
Jan-25	\$ 1,196,466	\$ (49,033)	\$ 1,147,433	\$ 1,310.83	528	317	4	8	0	857	\$ 1,123,381	\$ 24,052	\$ (675,629)	\$
Feb-25	\$ 1,196,466	\$ (52,190)	\$ 1,144,278	\$ 1,307.41	532	311	4	8	0	855	\$ 1,117,832	\$ 26,444	\$ (649,185)	\$
Mar-25	\$ 1,196,466	\$ (47,184)	\$ 1,149,282	\$ 1,322.65	529	310	4	8	0	851	\$ 1,125,578	\$ 23,704	\$ (625,481)	\$
Apr-25	\$ 1,196,466	\$ (67,746)	\$ 1,128,720	\$ 1,328.61	533	302	4	8	0	847	\$ 1,126,331	\$ 3,389	\$ (622,092)	\$
May-25	\$ 1,196,466	\$ (57,746)	\$ 1,138,721	\$ 1,359.76	420	411	4	8	0	843	\$ 1,146,279	\$ (7,558)	\$ (629,650)	\$
Jun-25	\$ 1,196,466	\$ (57,745)	\$ 1,138,721	\$ 1,373.63	405	308	4	8	0	840	\$ 1,153,845	\$ (15,124)	\$ (644,774)	\$
Jul-25	\$ 1,196,466	\$ (8,087)	\$ 1,188,379	\$ 1,380.75	518	309	4	8	0	839	\$ 1,158,450	\$ 29,929	\$ (614,845)	\$
Aug-25	\$ 1,196,466		\$ 1,196,466	\$ 1,391.11	532	293	4	8	0	837	\$ 1,164,356			
Sep-25	\$ 1,196,466		\$ 1,196,466	\$ 1,401.54	509	316	4	8	0	837	\$ 1,173,089			
Oct-25	\$ 1,196,466		\$ 1,196,466	\$ 1,412.05	509	316	4	8	0	837	\$ 1,181,897			
Nov-25	\$ 1,196,466		\$ 1,196,466	\$ 1,422.64	509	316	4	8	0	837	\$ 1,190,751			
Dec-25	\$ 1,196,466		\$ 1,196,466	\$ 1,433.31	509	316	4	8	0	837	\$ 1,199,682			
YTD Total	\$ 14,357,586		\$ 14,017,860		5524	3509	48	96	0	10117	\$ 13,860,461	\$ 84,836		

Of the 881 units under ACC (4=FUP; 9=VASH; and balance is 868 (including Reg HCV; FSS; Homeownership; TPV; PBV)
The Mainstream Housing Vouchers (40) is funded and accounted for separately.

2025 Renewal Funding \$ 14,357,586
Change from 2024 BA 126.56%

1/2025 HHR	\$ 699,682	
1/2025 RNP	\$ (699,681)	
2025 BA	\$ 14,357,586	
2025 HAPS	\$ (13,860,461)	96.54% Budget
Est. Reserve Balance	\$ 497,126	4.49% % of An

Project Based Properties	Max PBV	Managed By
Chamberlain Heights	61	Westmount Management Inc
Colony residences	24	Westmount Management Inc
Yale Acres LLC	161	Maynard Road Corporation - some are
Meriden Mills I LLC	26	FSS Meriden Commons
Meriden Mills II LLC	27	Meriden Commons
11 Crown Street Assoc LLC	25	11 Crown Street Assoc
Women and Family Center	6	WYSH House for Youth
Maynard Road Corporation	9	Hanover Place for VASH
TOTAL	338	

**Meriden Housing Authority
Mainstream Voucher Program
HUD Budget Authority & Program Enrollment Level**

Assumptions:

Beg Average HAP:	\$	1,136.22
Projected Monthly Aver HAP Increase Factor:		prev month + 1.0075%
ACC Baseline Program Size (maximum allowable)		40
ACC Baseline Program Size (minimum allowable)		480
Average Hap Provided by Budget Authority		1,015.83

HUD Held Reserves 1/1/2025 \$ 70,266
RNP Balance 1/1/2025 \$ (35,542)
UNP Balance 1/1/2025 \$ 71,865

	Scheduled BA Funding From HUD	Additional Disbursement	Total Received From HUD	Act/Proj Aver HAP	Total Vouchers	Total HAP Disbursements	Over/Under for the Month	RNP Balance	UNP Balance	Cash Balance	HHR
Jan-25	\$ 40,635	\$ (746)	\$ 39,889	\$ 1,150.11	37	\$ 42,554	\$ (2,665)	\$ (38,207)	\$ 71,865	\$ 33,658	\$ 71,012 actual
Feb-25	\$ 40,635	\$ (746)	\$ 39,889	\$ 1,137.19	37	\$ 42,076	\$ (2,187)	\$ (40,394)	\$ 71,865	\$ 31,471	\$ 71,759 actual
Mar-25	\$ 40,635	\$ 3,035	\$ 43,670	\$ 1,147.50	32	\$ 36,720	\$ 6,950	\$ (33,444)	\$ 71,865	\$ 38,421	\$ 68,724 actual
Apr-25	\$ 40,635	\$ 3,035	\$ 43,670	\$ 1,126.11	28	\$ 31,531	\$ 12,139	\$ (21,305)	\$ 71,865	\$ 50,560	\$ 65,690 actual
May-25	\$ 40,635	\$ 2,283	\$ 42,918	\$ 1,135.08	25	\$ 28,377	\$ 14,541	\$ (6,764)	\$ 71,865	\$ 65,101	\$ 63,407 actual
Jun-25	\$ 40,635	\$ 2,283	\$ 42,918	\$ 1,130.74	23	\$ 26,007	\$ 16,911	\$ 10,147	\$ 71,865	\$ 82,012	\$ 81,125 actual
Jul-25	\$ 40,635	\$ (8,473)	\$ 32,162	\$ 1,142.95	22	\$ 25,145	\$ 7,017	\$ 17,164	\$ 71,865	\$ 89,029	\$ 69,598 actual
Aug-25	\$ 40,635		\$ 40,635	\$ 1,151.53	39	\$ 44,910					
Sep-25	\$ 40,635		\$ 40,635	\$ 1,160.16	39	\$ 45,246					
Oct-25	\$ 40,635		\$ 40,635	\$ 1,168.86	39	\$ 45,588					
Nov-25	\$ 40,635		\$ 40,635	\$ 1,177.63	39	\$ 45,928					
Dec-25	\$ 40,635		\$ 40,635	\$ 1,186.46	39	\$ 46,272					
YTD Total	\$ 487,625	\$ 668	\$ 488,293		399	\$ 480,351	\$ 52,706				

2025 Renewal Funding \$ 487,625
Change from 2024 BA 107.43%

1/2025 HHR	\$ 70,266	
1/2025 RNP	\$ (35,542)	
2025 BA	\$ 487,625	
2025 HAPS	\$ (480,351)	
Est. Reserve Balance	\$ (8,268)	
		84.41% Budget Utilization
		-1.70% % of Annual Budget Authority
		83.13% untl utilization



“

As a property manager for multiple properties with lots of HCV tenants with Imagineers, I find the use of this service to be absolutely invaluable.

I was primarily looking to get inspection updates and payment information. With AssistanceCheck, not only am I able to get this information online, I was surprised to know that I can also submit requests, list properties and so much more.

Even though the software is extremely intuitive and I'm able to get the information I need with ease, I find the help videos to be a really thoughtful feature. Total game changer in the way I manage my work!

-Massiel Astacio, Property Manager

Get In Touch

Contact Information



Phone Number

860-768-3300



E-mail Address

landlordinfo@imagineersllc.com



Our Location

635 Farmington Ave.
Hartford, CT 06105



Website

www.imagineersllc.com



We are

Assistance

Check

A secure
property management
efficient

Introduction of Features

A Few Reasons We Think You'll Love It



View Payment History

Including time-sensitive 1099 information



Review Recent Inspection History

In addition to a mailed copy



Submit Requests & Documents Online

On your computer or mobile device

And much more!

Service & Provide

What We're Offering

Imagineers is pleased to announce the launch of a new web-based information center for HCV property owners.

The new Property Owner Portal allows property owners to easily access their payment history, unit details, as well as all pertinent information pertaining to specific families currently living in your property.

Sign Up

How Up

You will n
complete

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HOUSING AUTHORITY OF THE CITY OF MERIDEN

RESOLUTION 1177

WHEREAS: the Housing Authority of the City of Meriden has reviewed the rents and recognized a need to increase the rents,

WHEREAS: the current flat rental amount for a one-bedroom rent was \$1099.00 and will now be increased to \$1223.00.

WHEREAS: the residents will be notified of proposed rent October 1, 2025, and given 30 days to comment,

WHEREAS: the new rental amounts will become effective with the recertification of residents December 1, 2025.

WHEREAS: the Board of Commissioners of the Housing Authority of the City of Meriden has reviewed the new rents; and

NOW, THEREFORE, BE IT RESOLVED: that the Board of Commissioners of the Housing Authority of the City of Meriden hereby approves the rental increase.

Cornelius Ivers, Chairman

Date

Hayley Fetrow
Acting Executive Director

Date

HOUSING AUTHORITY OF THE CITY OF MERIDEN

RESOLUTION 1178

WHEREAS: the Housing Authority of the City of Meriden had advertised an Invitation for Bid for proposals from qualified firms for parking lot repaving services at Community Towers, 55 Willow St., on Tuesday, August 19, 2025 and Friday, August 26, 2025 in the Record Journal and the New Haven Register.

WHEREAS: the Housing Authority of the City of Meriden received three responses;

WHEREAS: the Housing Authority of the City of Meriden reviewed and evaluated each proposal and found Tilcon Connecticut, Inc. proposal to meet all requirements and specifications detailed in the RFP;

WHEREAS: the Housing Authority finds Tilcon Connecticut, Inc. to be the lowest most responsible bidder;

NOW, THERE, LET IT BE RESOLVED: that the Board of Commissioners of the Housing Authority of the City of Meriden hereby further authorize the award of contract to Tilcon Connecticut, Inc .

Cornelius J. Ivers
Chairman

Date

Hayley Fetrow
Acting Executive Director

Date

**HOUSING AUTHORITY OF THE CITY OF MERIDEN
RESOLUTION 1179**

EXTENSION OF AN EXISTING ROOFTOP LEASE WITH AMERICAN TOWER

WHEREAS, the Housing Authority of the City of Meriden Board of Commissioners previously entered into a rooftop lease agreement with America Towers for the installation and maintenance of communications equipment on the roof of the building located at 55 Willow Street; and

WHEREAS, the original Lease is set to expire on or about June 24, 2027; and

WHEREAS, the Lease contains an option for renewal or extension under certain terms and conditions; and

WHEREAS, American Tower has formally requested an extension of the Lease for an additional five (5) years, commencing on June 25, 2027, and expiring on June 24, 2032; and

WHEREAS, the Board has reviewed American Tower 's performance and compliance with the terms of the existing Lease and finds it to be satisfactory; and

WHEREAS, the Board has determined that the extension of the Lease is in the best interest of the Meriden, as it will provide a continued source of revenue and will ensure the uninterrupted provision of communications services to the public, as provided by America Tower.

NOW, THEREFORE, BE IT RESOLVED, The Board of Commissioners hereby approves the extension of the rooftop lease agreement with American Tower for a period of five (5) years, from June 25, 2027, to June 24, 2032.

Cornelius J. Ivers
Chairman

Date

Hayley Fetrow
Interim Executive Director

Date

HOUSING AUTHORITY OF THE CITY OF MERIDEN
RESOLUTION 1180

EXTENSION OF INTERIM EXECUTIVE DIRECTOR SERVICES

WHEREAS, the Housing Authority of the City of Meriden Board of Commissioners previously appointed HSF Consulting LLC to provide Interim Executive Director services, with an initial term expiring on September 30, 2025; and

WHEREAS, the Board has reviewed the performance of HSF Consulting LLC, and the ongoing needs of the Housing Authority of the City of Meriden; and

WHEREAS, the Board has determined that it is in the best interest of the Housing Authority of the City of Meriden to extend the term of the Interim Executive Director services to ensure a smooth and stable transition period; and

WHEREAS, the Board has assessed the need for the continued services of HSF Consulting LLC, to support ongoing strategic initiatives and operational continuity.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby approves the extension of the term of Interim Executive Director services provided by HSF Consulting LLC, effective October 1, 2025, and continuing until December 31, 2025 in accordance with the terms and conditions outlined in the May 5, 2025 engagement agreement.

Cornelius J. Ivers
Chairman

Date

Hayley Fetrow
Interim Executive Director

Date