

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
September 22, 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 Ivers, Chairman
Nancy Rosado, Resident Commissioner
Carlos Ruiz, Treasurer

ABSENT: Scott Griffith, Vice Chairman

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

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Brian Steadman 55 Willow St., Meriden, CT: Mr. Steadman stated the toilets located at Community Towers laundry rooms are too short and he would like to see them replaced with higher rise models. Mildew and mold on bathroom door in the North Tower laundry room needs to be addressed. Mr. Steadman stated he would like to see the outdoor benches replaced; not repaired. Toilets in apartments should be handicap toilets in apartments. Mr. Steadman requests a high-rise toilet in his apartment. Mr. Steadman would like Security guards have a master key to let tenants who have been locked out into their units.

John Malavenda West Main St., Meriden CT: Mr. Malavenda stated he had attended coalition to end homelessness meeting and no MHA representative was present. Requested second security guard during the day.

Dan Zaborowski 39 Fiesta Heights, Meriden CT: Mr. Zaborowski stated he would like to see MPD substation relocated closer to the green to allow for a better visual.

Jennifer Addy 55 Willow ST., Meriden CT: Ms. Addy stated she attended the coalition to end homelessness and MHA had no representative present. Ms. Addy stated trespassers are opening the Community Towers North Tower laundry room window to gain access.

3. PREVIOUS MONTH'S MINUTES

A. Minutes of the Regular Board of Commissioners meeting held August 25, 2025.

Treasurer Carlos Ruiz made a motion to approve the minutes of the Regular Board of Commissioners' meeting held August 25, 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. August 2025 FYE 12/31/2025

Hayley Fetrow provided review of the draft unaudited financial statements through August 31, 2025.

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.

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 6:08 pm.

Treasurer Carlos Ruiz made a motion to return to regular session. Resident Commissioner Nancy Rosado seconded the motion. The Board of Commissioners returned to regular session at 6:54 pm. No formal action was taken.

8. NEW BUSINESS:

A. Resolution 1177: Approval of flat rental increase at Community Towers.

Treasurer Carlos Ruiz made a motion to adopt Resolution 1177. Resident Commissioner Nancy Rosado seconded the motion. A vote was called. The vote was Ayes 3, Nays 0. The vote was unanimous. Resolution 1177 was adopted.

B. Resolution 1178: Authorization to enter into contract with Tilcon Connecticut, Inc. for repaving at Community Towers.

Treasurer Carlos Ruiz made a motion to adopt Resolution 1178. Resident Commissioner Nancy Rosado seconded the motion. A vote was called. The vote was Ayes 3, Nays 0. The vote was unanimous. Resolution 1178 was adopted.

C. Resolution 1179: Approval for extension of existing rooftop lease with American Tower commencing June 25, 2027 for a period of five years.

Treasurer Carlos Ruiz made a motion to adopt Resolution 1179. Resident Commissioner Nancy Rosado seconded the motion. A vote was called. The vote was Ayes 3, Nays 0. The vote was unanimous. Resolution 1179 was adopted.

D. Resolution 1180: Approval for extension of time for Interim Executive Director Services from September 30, 2025 to December 31, 2025.

Treasurer Carlos Ruiz made a motion to adopt Resolution 1180. Resident Commissioner Nancy Rosado seconded the motion. A vote was called. The vote was Ayes 3, Nays 0. The vote was unanimous. Resolution 1180 was adopted.

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. Resident Commissioner Nancy Rosado seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 7:00 PM.