

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
April 27, 2026**

Chairman Carlos Ruiz called the Regular Board of Commissioners' meeting to order at 5:32 PM. The meeting was held at 22 Church St., Meriden. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Carlos Ruiz, Chairman
Daisy Olivo, Vice Chair
Branddon Arroyo, Treasurer
Vanessa Tillman, Resident Commissioner

ABSENT: Scott Griffith, Commissioner

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

OTHERS PRESENT: Gary Evans, Pracademic Partners

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Paul Pizzo 75 Long Hill Rd. Middlefield CT: Mr. Pizzo of Landmark Architects introduced himself to the board. He stated he was the selected architect for Yale Acres and 143 West Main St. developments. Mr. Pizzo stated he was seeking payment for work performed. Packets were distributed to the board members.

Cheryl Pizzo 75 Long Hill Rd. Middlefield, CT: Mrs. Pizzo introduced herself to the board. Mrs. Pizzo stated Mr. Pizzo was dedicated and should be compensated for work she stated he had performed.

John Malavenda West Main St., Meriden, CT: Mr. Malavenda discussed tweaking the hours of coverage the security company provides at Community Towers. Access to balconies at Community Towers was discussed.

Dan Zaborowski 39 Fiesta Heights, Meriden CT: Mr. Zaborowski reported 143 West Main St as blight. Mr. Zaborowski questioned Scott Griffith's absence at board meetings.

3. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization

Jennifer Addy, President reported to the board. Ms. Addy thanked Branddon Arroyo and Vanessa Tillman for attending their first meeting. Ms. Addy stated the tenant organization was currently working on by-laws. CTTO requested an update on the opening of balconies as well as requesting standard size refrigerators for apartments.

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Special Board of Commissioners meeting held on March 23, 2026.

Vice Chair Daisy Olivo made a motion to accept the minutes of the Regular Board of Commissioners' meeting held March 23, 2026. Treasurer Branddon Arroyo seconded the motion. A vote was called. The vote was Ayes – 4, Nays – 0. The minutes were accepted unanimously.

Ayes - 4

Nays – 0

Carlos Ruiz, Chairman
Daisy Olivo, Vice Chair
Branddon Arroyo, Treasurer
Vanessa Tillman, Resident Commissioner

5. TREASURER'S REPORT:

A. March 2026 (Draft) FYE 12/31/2026

Draft income and expense reports were provided and reviewed by Hayley Fetrow, Acting Executive Director.

6. CHAIRMAN'S REPORT:

Chairman Carlos Ruiz noted the two MHA City Council contacts. Community Towers Balcony access discussed. Yale Acres security discussed.

7. MANAGEMENT REPORTS:

A. Acting Executive Director's Report:

Correspondence addressed to MHA Commissioners from concerned residents at Community Towers was read aloud by Chair Carlos Ruiz.

Johnson Farms and Director of Resident Services reports were presented by MHA employee Evette Nava. Acting Executive Director Hayley Fetrow provided an overview of the management reports.

Chairman Carlos Ruiz asked for a motion to amend the agenda to advance agenda items New and Old Business, Other Items of Interest and Matters not on the Agenda ahead of Executive Session. A vote was called. The vote was unanimous.

8. NEW BUSINESS:

A. Resolution 1185: Authorization to enter into a contract with Star Two Construction for unit renovations located at Community Towers.

Treasurer Branddon Arroyo made a motion to approve Resolution 1185. Resident Commissioner Vanessa Tillman seconded the motion. Brief discussion. A vote was called. The vote was Ayes – 4, Nays – 0. The vote was unanimous. Resolution 1185 was adopted.

Ayes - 4

Nays - 0

Carlos Ruiz, Chairman
Daisy Olivo, Vice Chair
Branddon Arroyo, Treasurer
Vanessa Tillman, Resident Commissioner

9. OLD BUSINESS:

A. Review of Community Towers Draft Emergency Plan.

No update.

10. OTHER ITEMS OF INTEREST:

None

11. MATTERS NOT ON THE AGENDA:

Tours of MHA/MRC owned properties to be conducted on May 4, 2026 at 3:00 PM. Special Board Meeting to be posted.

12. EXECUTIVE SESSION:

A. Pending Legal Matters: None

B. Personnel Matters.

Treasurer Branddon Arroyo made the motion to enter into Executive Session. Resident Commissioner Vanessa Tillman seconded the motion. No discussion. A vote was taken. Ayes - 4 Nays – 0. Chairman Carlos Ruiz, Vice Chair Daisy Olivo, Treasurer Branddon Arroyo, Resident Commissioner Vanessa Tillman, Acting Executive Director Hayley Fetrow and Gary Evans of Pracademic Partners adjourned to Executive Session at 6:45 pm.

Treasurer Branddon Arroyo made a motion to return to regular session. Resident Commissioner Vanessa Tillman seconded the motion. The Board of Commissioners returned to regular session at 8:00 pm. No formal action was taken.

13. ADJOURNMENT:

Resident Commissioner Vanessa Tillman made a motion to adjourn. Treasurer Branddon Arroyo seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 8:00 pm.