

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
June 22, 2026**

Chairman Carlos Ruiz called the Regular Board of Commissioners' meeting to order at 5:43 PM. The meeting was held at 22 Church St., Meriden and via Zoom. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Carlos Ruiz, Chairman
Daisy Olivo, Vice Chair (via Zoom)
Branddon Arroyo, Treasurer
Vanessa Tillman, Resident Commissioner
Scott Griffith, Commissioner

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

OTHERS PRESENT: Gregg Burton, David Hardy

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

John Malavenda West Main St., Meriden, CT: Mr. Malavenda reported exposed wires hanging from ceiling located in Community Towers community room.

Jennifer Addy 55 Willow St., Meriden, CT: Ms. Addy discussed incidence of violence events not reflected in Security Report. Ms. Addy questioned the filing of restraining order and property managements follow up actions. Haircutting on property taking place. Balconies status questioned.

Roberto Varela 55 Willow St., Meriden, CT: Mr. Varela reported being personally attacked as member of resident association. Balconies to be opened requested.

Paul Pizzo 75 Long Hill Rd. Middlefield, CT: Mr. Pizzo of Landmark Architects requested meeting with Board.

3. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization

Jennifer Addy, President of the Tenant Association, reported to the Board regarding resident concerns about the potential relocation of tenants during apartment renovations. Executive Director Fetrow clarified that there are currently no plans to renovate occupied units and that renovation efforts will be limited to vacant apartments at this time. Ms. Addy also reported that the Tenant Association is working on a proposal to establish resident floor leads who would conduct welfare checks and provide additional support to fellow residents.

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Special Board of Commissioners meeting held on May 22, 2026.

Treasurer Branddon Arroyo made a motion to accept the minutes of the Special Board of Commissioners' meeting held May 22, 2026. Commissioner Scott Griffith seconded the motion. A vote was called. The vote was Ayes – 5, Nays – 0. The minutes were accepted unanimously.

Ayes - 5

Nays – 0

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

B. Minutes of the Special Board of Commissioners meeting held on May 26, 2026.

Treasurer Branddon Arroyo made a motion to accept the minutes of the Special Board of Commissioners' meeting held May 26, 2026. Commissioner Scott Griffith seconded the motion. A vote was called. The vote was Ayes – 5, Nays – 0. The minutes were accepted unanimously.

Ayes - 5

Nays – 0

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

Carlos Ruiz, Chair made a motion to add the Special Board of Commissioners meeting minutes held June 12, 2026.

C. Minutes of the Special Board of Commissioners meeting held on June 12, 2026

Treasurer Branddon Arroyo made a motion to accept the minutes of the Special Board of Commissioners' meeting held June 12, 2026. Resident Commissioner Vanessa Tillman seconded the motion. A vote was called. The vote was Ayes – 5, Nays – 0. The minutes were accepted unanimously.

Ayes - 5

Nays – 0

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

5. TREASURER’S REPORT:

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

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

6. CHAIRMAN’S REPORT:

None

7. MANAGEMENT REPORTS:

Marianne Monarca, Procurement Officer, presented her monthly report to the board. In addition, Ms. Monarca, as property manager, also reviewed Yale Acres and Hanover Place monthly management reports.

8. EXECUTIVE SESSION:

A. Pending Legal Matters.

B. Personnel Matters.

Chairman 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. Treasurer Branddon Arroyo made the motion to enter into Executive Session. Commissioner Scott Griffith seconded the motion. No discussion. A vote was taken. Ayes - 5 Nays – 0. Chairman Carlos Ruiz, Vice Chair Daisy Olivo, Treasurer Branddon Arroyo, Resident Commissioner Vanessa Tillman, Commissioner Scott Griffith and Acting Executive Director Hayley Fetrow. Chairman Carlos Ruiz invited Gregg Burton and David Hardy to join Executive Session. The Board adjourned to Executive Session at 6:23 PM.

Gregg Burton and David Hardy adjourned from Executive Session at 7:15 PM.

Treasurer Branddon Arroyo made a motion to return to regular session. Vice Chair Daisy Olivo seconded the motion. The Board of Commissioners and Executive Director Hayley Fetrow returned to regular session at 7:41 PM. Chairman Carlos Ruiz stated that action was taken to vote and amend the contract to be extended to Michael Dagostino who has accepted the offer of the Executive Director as of June 22, 2026.

9. NEW BUSINESS:

A. Resolution 1188: Approval of Executive Director Employment Contract.

Resolution 1188 was voted for adopted during Executive Session.

The Community Towers finalized needs assessment report dated June 22, 2026 was received and distributed to all board members.

10. OLD BUSINESS:

A. Review of Community Towers Draft Emergency Plan. - Tabled

11. OTHER ITEMS OF INTEREST:

None

12. MATTERS NOT ON THE AGENDA:

None

13. ADJOURNMENT:

Treasurer Branddon Arroyo made a motion to adjourn. Resident Commissioner Vanessa Tillman seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 7:47 pm.