

**Minutes of the
MERIDEN HOUSING AUTHORITY
REGULAR BOARD MEETING
Held on
September 28, 2026**

Chairman Carlos Ruiz called the Regular Board of Commissioners' meeting to order at 5:34 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
Branddon Arroyo, Treasurer
Vanessa Tillman, Resident Commissioner

EXCUSED ABSENCE: Daisy Olivo, Vice Chair, Scott Griffith, Commissioner

STAFF PRESENT: Michael Dagostino, Executive Director, Marianne Monarca and Jamie Urkevic

OTHERS PRESENT: None

2. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization

Jennifer Addy, President of the CT Tenant Organization, reported to the Board. Tag sale, Halloween party and bingo discussed. No further discussion.

3. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Ashley Bailey Elizabeth Rd., Meriden, CT: Written correspondence received 08/06/2026 and read by Chairman Carlos Ruiz. Neighbor nuisance complaint.

Joan Strielkauskas, U.S. Department of HUD, 20 Church St. Hartford, CT 06103: Written response providing guidance related to recognition of one Resident Council per federal development. Complete detailed response was read aloud by Chairman Carlos Ruiz.

John Malavenda West Main St., Meriden, CT: Mr. Malavenda provided written correspondence to the BOC dated 8/6/2026 and 9/26/2026. Correspondence related to the recognition of the duly elected Resident Association. (HUD provided response seen above). On 9/26/2026 Mr. Malavenda stated maintenance repairs at Community Towers overdue as sited in the Capital Needs Assessment.

Robin Locke 55 Willow St., Meriden CT: Stated she is a member of CT Tenant Union. Ms. Locke stated the union is hosting a meeting on 10/02/26 and encouraged Executive Director Dagostino and the Board of Commissioners to attend.

Samuel Virella 55 Willow St., Meriden, CT: Mr. Virella stated his apartment had a water leak. Mr. Virella stated his couch was damaged due to the water leak and would like to be relocated.

Roberto Varela 55 Willow St., Meriden, CT: Mr. Varela reported having been harassed and stated he did not want to live in fear. Mr. Varela stated he had attended court related to this matter.

John Malavenda West Main St., Meriden, CT: Mr. Malavenda addressed the Board. Mr. Malavenda stated he would like to see written responses to his emails and those of the Resident Organization. He requested MHA address the issues noted in the CNA report and review subcontractors work performance.

Jennifer Addy 55 Willow St., Meriden, CT: Ms. Addy voiced concern over leaking in neighbor's apartment. Ms. Addy requested timely responses and communication from maintenance.

Dan Zaborowski 39 Fiesta Heights, Meriden, CT: Mr. Zaborowski distributed two pictures of the water leak at Community Towers. Mr. Zabrowski requested no trespassing signs be posted

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Regular Board of Commissioners meeting held on July 27, 2026.

Treasurer Branddon Arroyo made a motion to accept the minutes of the Regular Board of Commissioners' meeting held July 27, 2026. Resident Commissioner Vanessa Tillman seconded the motion. A vote was called. The vote was Ayes – 3, Nays – 0. The minutes were accepted unanimously.

Ayes - 3

Nays – 0

Carlos Ruiz, Chairman
Branddon Arroyo, Treasurer
Vanessa Tillman, Resident Commissioner

5. TREASURER'S REPORT:

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

Executive Director Dagostino provided a brief review of the draft financial statements.

6. CHAIRMAN'S REPORT:

Chairman Carlos Ruiz presented to the board. Chairman Ruiz discussed new video recording technology introduced to maintain meeting integrity and transparency of meetings. Community Towers announced as having new video access to board meetings to be located in the Community Room. Chairman Ruiz discussed push for utilization of Pilot funds for development upgrades.

7. MANAGEMENT REPORTS:

A. Executive Director Report: Executive Director Dagostino reported the Emergency Plan has already been accepted and approved by the City of Meriden. The plan would be distributed to the board for their review. CHFA site visit discussed. Property management reports to be updated. Yale Acres written complaint addressed. Open RFP's reviewed. Portfolio feasibility of properties in progress. Meeting with Imagineers held.

- B. Procurement:** Marianne Monarca Procurement officer presented her report.
- C. Community Towers/Security Report:** Executive Director Dagostino provided a brief overview.
- D. Resident Services:** No review.
- E. Johnson Farms:** Executive Director provided update.
- F. HCV Program:** Executive Director provided update.

Carlos Ruiz, Chair asked for a motion to amend the agenda to advance New Business and Old Business ahead of Executive Session. Branddon Arroyo, Treasurer made the motion. The motion was seconded by Vanessa Tillman, Resident Commissioner. A vote was called. All in favor. The vote was unanimous.

8. NEW BUSINESS:

Request for Community Towers lease addendum to be disseminated to the board. Request for formal meeting with City to discuss use of Pilot funds for property improvements. Community Towers tenant union discussed. Branddon Arroyo, Treasurer made a motion to adopt a formal public comment policy. Chair Carlos Ruiz seconded the motion to start working on a policy for public comment and participation during meetings. Draft policy to be brought forth to next month's meeting.

9. OLD BUSINESS:

None

10. EXECUTIVE SESSION:

- A. Legal Matters.**
- B. Development 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 seconded the motion to enter into Executive Session. No discussion. A vote was taken. Ayes - 3 Nays – 0. The vote was unanimous. Chairman Carlos Ruiz, Treasurer Branddon Arroyo and Resident Commissioner Vanessa Tillman entered into executive session. Chairman Carlos Ruiz invited Executive Director Dagostino and Jamie Urkevic to join Executive Session. The Board adjourned to Executive Session at 7:08 PM

Chairman Carlos Ruiz made a motion to adjourn from executive session. Treasurer Branddon Arroyo seconded the motion. The Board adjourned Executive Session at 7:32 PM. No formal action was taken. The Board of Commissioners returned to regular session at 7:32 pm.

11. OTHER ITEMS OF INTEREST:

None

12. MATTERS NOT ON THE AGENDA:

None

13. ADJOURNMENT:

Chairman Carlos Ruiz made a motion to adjourn. Treasurer Brandon Arroyo seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 7:32 PM.