Minutes of the
MERIDEN HOUSING AUTHORITY REGULAR
BOARD OF COMMSSIONERS MEETING
Held on
October 26, 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
Scott Griffith, Commissioner (Via ZOOM)
Vanessa Tillman, Resident Commissioner (Via ZOOM)

STAFF PRESENT: Michael Dagostino, Executive Director, Madeline DeJesus and Jamie Urkevic

OTHERS PRESENT: None

2. RESIDENT ASSOCIATION STATUS:

President Jennifer Addy requested MHA share Resolutions prior to board meeting with public.

3. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

Email received on Oct. 22, 2026 requesting MHA support and recognition of Community Towers Tenant Union. Chairman Carlos Ruiz read the email aloud.

Maria Hart 55 Willow St. 308-St., Meriden, CT : Ms. Hart announced a Halloween party and bingo would be held at Community Towers on Oct 28th at 5:30 PM.

Eleuterio Rodriguez: 55 Willow St 801-N, Meriden, CT: Mr. Rodriguez requested verification that there could be two active resident organizations at the same time. Mr. Rodriguez expressed his feeling that having two tenant organizations would be counterproductive.

John Malavenda West Main ST., Meriden CT: Mr. Malavenda stated the public would like to review Resolutions prior to board meetings. Mr. Malavenda commented that water was flowing out of two doors located at 143 West Main ST.

Roberto Varela 55 Willow St., Meriden, CT: Mr. Varela stated currently there is a hostile environment at Community Towers. Mr. Varela stated trespassers are gaining access to the building through the North side doors.

Jennifer Addy 55 Willow St., Meriden, CT: Ms. Addy stated the emergency plan had not been distributed to Community Towers tenants. She questioned when the new doors were to be installed.

Brian Steadman 55 Willow St., 1104-S, Meriden, CT: Mr. Steadman noted multiple issues in his new unit. Mr. Steadman questioned who was inspecting renovated units.

John Cividanes 55 Willow St., 406-N, Meriden, CT: Mr. Cividanes stated he appreciated the letter distributed by Community Towers property management staff clarifying the resident association and wanted the Union to accept the nominated council.

Dan Zaborowski 39 Fiesta Heights, Meriden, CT: Mr. Zaborowski commented on the latest City Council meeting where Executive Director Dagostino public comment was cut short.

Robin Locke 55 Willow St Meriden CT: Ms. Locke read aloud correspondence from CT Fair Housing.

Kateria Valladares 55 Willow ST., Meriden: Ms. Valladares stated her active participation in the CT Tenant Union.

Rosalie Toledo 55 Willow ST., Meriden, CT: Ms. Toledo discussed outstanding issues in her new unit. (air quality).

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Regular Board of Commissioners meeting held on September 28, 2026.

Treasurer Branddon Arroyo made a motion to accept the minutes of the Regular Board of Commissioners' meeting held September 28, 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
Branddon Arroyo, Treasurer
Vanessa Tillman, Resident Commissioner
Daisy Olivo, Vice Chair
Scott Griffith, Commissioner

B. Minutes of the Emergency Board of Commissioners meeting held on October 5, 2026.

Treasurer Branddon Arroyo made a motion to accept the minutes of the Emergency Board of Commissioners' meeting held October 5, 2026. Resident Commissioner Vanessa Tillman seconded the motion. Chairman Carlos Ruiz requested the minutes be amended to include three action items. A vote was called to accept the amended minutes . The vote was Ayes – 5, Nays – 0. The minutes were accepted unanimously.

Ayes - 5 Nays – 0

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

5. TREASURER'S REPORT:

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

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

6. CHAIRMAN'S REPORT:

Chairman Ruiz announced the inclusion of work orders requests on the MHA website. Chairman Ruiz thanked Executive Director Dagostino for getting this task accomplished. In addition, Chairman Ruiz was encouraged that MHA was now hosting board meetings via ZOOM at Community Towers. He is looking forward to community outreach work on the community garden at Community Towers with a goal set for April 2027.

7. MANAGEMENT REPORTS:

A. Executive Director Report: Executive Director Dagostino reported the NSPIRE inspection was scheduled for Nov 6th. The annual plan public comments was held Oct. 13th and the tenant public comment meeting was scheduled to be held Oct. 27th . Resolution 1189 and Resolution 1190 were reviewed.

B. Procurement: Executive Director Dagostino provided a brief overview.

C. Community Towers/Security Report: Madeline DeJesus presented her report to the board.

D. Resident Services: Executive Director provided update.

E. Johnson Farms: Executive Director provided update.

F. HCV Program: No review.

Chairman Carlos Ruiz asked for a motion to amend the agenda to advance New Business and Old Business ahead of Executive Session. Treasurer Branddon Arroyo made the motion; seconded by Vice Chair Daisy Olivo. A vote was called. All in were in favor. The vote was unanimous.

8. NEW BUSINESS:

A. Resolution 1189: Authorization to amend MHA by-laws agenda order.
Vice Chair Daisy Olivo made a motion to adopt Resolution 1189. Treasurer Branddon Arroyo seconded the motion. All were in favor. Brief discussion continued. A vote was called. The vote was Ayes – 5, Nays – 0.All were in favor. The vote was unanimous. Resolution 1189 was adopted.

- Roll Call
- Resident Association Status
- Public Comments and Written Communication
- Approval of Minutes
- Treasurers Report
- Management Reports
- Chairman's Report
- New Business
- Old Business
- Open Discussion
- Executive Session
- Adjournment

Ayes - 5 Nays – 0

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

B. Resolution 1190: Adoption of new work order policy and operations procedure.
Executive Director Dagostino detailed the policy. Treasurer Branddon Arroyo made a motion to adopt Resolution 1190. Vice Chair Daisy Olivo seconded the motion. A vote was called. The vote was Ayes – 5, Nays – 0. The vote was unanimous. Resolution 1190 was adopted.

Ayes - 5 Nays – 0

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

Carlos Ruiz, Chairman made a motion to add an item to New Business: Chairman Ruiz made a motion to allow flexibility to Executive Director Dagostino within the MHA budget to on board a P/T property manager assistant for Community Towers. Treasurer Branddon Arroyo made a motion to add the item to new business. Vanessa Tillman, Resident Commissioner, seconded the motion. A vote was called. The vote was all in favor. The vote was unanimous.

Ayes - 5 Nays – 0

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

9. OLD BUSINESS:

A. Draft Emergency Plan to be amended.
B. Public Comment Policy.

10. EXCUTIVE SESSION:

A. Contract Negations:

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. Resident Commissioner Vanessa Tillman seconded the motion to enter into Executive Session. No discussion. A vote was taken. Ayes – 5, Nays – 0. The vote was unanimous. Chairman Carlos Ruiz, Treasurer Branddon Arroyo, Resident Commissioner Vanessa Tillman, Vice Chair Daisy

Olivo and Commissioner Scott Griffith 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 7:48 PM

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Chairman Carlos Ruiz made a motion to adjourn from executive session. Resident Commissioner Vanessa Tillman seconded the motion. The Board adjourned Executive Session at 8:32 PM. No formal action was taken. The Board of Commissioners returned to regular session at 8:32 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 8:32 PM.