

**Minutes of the
MERIDEN HOUSING AUTHORITY REGULAR BOARD MEETING
Held on
June 28, 2021**

Chairman Cornelius Ivers called the Regular Board of Commissioners' meeting to order at 5:30 PM. Meeting held via video conference. As a quorum was present the meeting commenced.

1. ROLL CALL:

PRESENT: Cornelius J. Ivers, Chairman
Nancy Rosado, Resident Commissioner
Lawrence Kendzior, Commissioner
Carlos Ruiz, Treasurer

ABSENT: Scott Griffith, Vice Chairman

STAFF PRESENT: Robert Cappelletti, Executive Director, and Jamie Urkevic

OTHERS PRESENT: None

2. PUBLIC COMMENTS AND WRITTEN COMMUNICATIONS:

None

3. RESIDENT ASSOCIATION STATUS:

A. Community Towers Tenant Organization:

None

4. PREVIOUS MONTH'S MINUTES

A. Minutes of the Regular Board of Commissioners' meetings held May 24, 2021.

Resident Commissioner Nancy Rosado made a motion to approve the minutes of the Regular Board of Commissioners' meeting held May 24, 2021. Treasurer Carlos Ruiz seconded the motion. No discussion. A vote was called. The vote was unanimous. The vote was Ayes – 4, Nays - 0. The minutes were accepted.

Ayes - 4

Nays – 0

Cornelius J. Ivers, Chairman
Carlos Ruiz, Treasurer
Nancy Rosado, Resident Commissioner
Lawrence Kendzior, Commissioner

5. TREASURER'S REPORT:

A. May 2021 FYE 9/30/2021

Executive Director Cappelletti provided a brief overview. Programs were reported to be performing well. Unit vacancies located at Johnson Farms development were discussed. Executive Director Cappelletti reported work continuing on both kitchens and baths which are in need of major renovation. No further discussion.

6. CHAIRMAN'S REPORT:

None

7. MANAGEMENT REPORTS:

A. Executive Director's Report:

Executive Director Cappelletti discussed the need for roof replacement at Community Towers and the difficulty securing qualified bidders for the project. Only one bid has been received to date and additional bids are being sought. The project is of great importance as the roof is currently leaking and repairs must be addressed. Elevators also reported as in need of repair or replacement. Both projects may be combined to garner more bids. Thanks were given to Meriden Police Dept. for assisting with removal of homeless trespassers causing damage and mischief to property. Video cameras assisted in the arrest of one trespasser. Executive Director Cappelletti reported the Section 8 Department reorganization was currently underway. It was reported that the first order of air purifiers had been received. Purifiers were described as ultra violet lighting which will be installed throughout main office allowing for opening to public without risk to staff and customers. Over utilization of vouchers reported be at a little over 100%. MHA continues to work with HUD to rectify the situation. HUD has come up with a solution and it is anticipated to be rectified by next month. The solution was to utilize state vouchers to absorb the over utilization.

B. Program Reporting Operations:

None

C. Resident Services Report:

Executive Director R. Cappelletti reported Resident Services grant renewed for additional three years.

8. EXECUTIVE SESSION:

A. None

9. NEW BUSINESS:

A. Resolution 1139: Approval to acquire said property on behalf of the Housing Authority of the City of Meriden to further affordable housing and homeownership.

Treasurer Carlos Ruiz made a motion to adopt Resolution 1139. Chairman Cornelius seconded the motion. Detailed discussion continued. Executive Director Cappelletti provided a detailed

overview. Resolution requesting Board to approve land acquisitions located on Welles Terrace as they relate to Yale Acres Community Center development and Hicks ST. Of the seven properties identified on Welles Terrace five of the property owners have consented to the purchase while the two remaining have not committed at this time. Commissioner Kendzior stated he was not in favor of acquiring properties utilizing eminent domain at this point as the process being utilized was far too premature.

Chairman Cornelius Ivers made a motion to divide the question to consider the Wells Terrace properties separately from the Hicks St property. Treasurer Carlos Ruiz seconded the motion.

Commissioner Kendzior made a motion to amend Resolution 1139 with regard to the Welles Terrace properties and authorize the Executive Director to enter into negotiations for the purchase of those properties subject to future Board approval, approval by the City of the project and financing for the project. Chairman Cornelius Ivers seconded the motion. A vote was called. All in favor. The vote was Ayes – 4, Nays – 0. Divided question related to Welles Terrace Properties was adopted as amended.

Ayes - 4

Nays – 0

Cornelius J. Ivers, Chairman
Carlos Ruiz, Treasurer
Nancy Rosado, Resident Commissioner
Lawrence Kendzior, Commissioner

Commissioner Kendzior made a motion to consider the Hicks St. property separately within the divided Resolution. Chairman Cornelius Ivers seconded the motion. Discussion of the second part of divided question pertaining to the purchase of Hicks Street property continued. A vote was called. All were in favor of Resolution 1139 as divided with regards to Hicks ST. No further discussion. A vote was called. All were in favor. The vote was unanimous.

Ayes - 4

Nays – 0

Cornelius J. Ivers, Chairman
Carlos Ruiz, Treasurer
Nancy Rosado, Resident Commissioner
Lawrence Kendzior, Commissioner

10. OLD BUSINESS:

None

11. OTHER ITEMS OF INTEREST:

None

12. MATTERS NOT ON THE AGENDA:

None

13. ADJOURNMENT:

Lawrence Kendzior, Commissioner made a motion adjourn. Carlos Ruiz, Treasurer seconded the motion. A vote was called. The vote was unanimous. The meeting adjourned at 6:08 PM.