

MILFORD REDEVELOPMENT & HOUSING PARTNERSHIP
BOARD OF COMMISSIONERS

MINUTES REGULAR MEETING
Digitally Conducted -- Health Preparedness Protocol
Tuesday, October 15, 2024

The Regular Meeting of the Milford Redevelopment & Housing Partnership was digitally conducted with visual and audio electronic means of participation for the public at Catherine McKeen Village, 95 Jepson Drive in the Community Room on October 15, 2024. The meeting was called to order by Chairman Bergami III at 12:03 p.m..

PRESENT

Commissioner Samuel S. Bergami III (Zoom attendance)
Commissioner Jake M. Joseph (Zoom attendance)
Commissioner Charles Montalbano (Zoom attendance)
Commissioner Coreen Edwards (Zoom attendance)

ALSO PRESENT

Anthony J. Vasiliou, Executive Director (Zoom attendance)

MOTION TO ACCEPT MINUTES - REGULAR MEETING September, 2024

MOTION: Commissioner Joseph
SECOND: Commissioner Montalbano
YEAS: 3
NAYS: 0
MOTION PASSED UNANIMOUSLY

RESOLUTION # 1585 - ACCEPTANCE OF DISBURSEMENTS FROM THE MONTH OF September, 2024

MOTION: Commissioner Montalbano
SECOND: Commissioner Joseph
YEAS: 4
NAYS: 0
MOTION PASSED UNANIMOUSLY

RESOLUTION # 1586 - APPROVAL FOR DISBURSEMENT OF ACCRUED PAYABLES FOR THE MONTH October, 2024

MOTION: Commissioner Montalbano
SECOND: Commissioner Joseph
YEAS: 4
NAYS: 0
MOTION PASSED UNANIMOUSLY

REPORT OF EXECUTIVE DIRECTOR -

Mr. Vasiliou discussed the progress being made on the bathroom renovation project at Alan Jepson Manor. The contractor has completed 12 bathrooms and recently brought on a new crew. The company was instructed to have a site manager at the property every day to minimize the potential for quality control and apartment security problems.

MRHP will begin soliciting quotations for the upcoming Fire and CO2 detector project at Catherine McKeen Village. The 50 Federal units will have hardwired combination detectors installed to meet NSPIRE standards. Executive Director Vasiliou thanked the City officials and community for their support regarding the CDBG funding awards making this project possible. The next modernization project scheduled is the kitchen renovations at Foran Towers. Bids were submitted and are being reviewed. MRHP currently has 49 PBV units and we are hoping to add 6 more at Catherine McKeen Village in the current fiscal year. Our PHMs will be utilizing a separate waiting list only including applicants applying for Project Based Voucher units. Mr. Vasiliou thanked the Commissioners for approving the purchase of the L28 Bobcat and attachments. Armand Giorgio and Robert Hughes will be trained to use the Bobcat for snow removal and clean-up tasks. This should help to mitigate the problem of not being able to bring on enough shovelers in the winter months during snow storms. MRHP staff along with Christine Gonillo are working on updates for the 2025 ACOP. Teresa Ewald will be scheduling budget discussions with Douglas Boyle earlier than usual in order to facilitate his training. Armand Giorgio is working with Robert Hughes and Douglas Boyle regarding the Maintenance budget. Executive Director Vasiliou was happy to announce MRHP recently won a case in Connecticut's Appellate Court. The original court decision against us made it virtually impossible to enforce our lease primarily due to the time-intensive monitoring required during the cure period following an eviction notice. Christine Gonillo crafted a very detailed, supportive document for the appeal. The result of the finding by the Appellate Court resulted in the creation of a new law for all landlords. MRHP is waiting to see if Legal Aid appeals. Robert Hughes was mentioned by name in the finding. Commissioner Bergami thanked the staff for working hard on this appeal and mentioned that other PHAs are paying attention to this and using Milford PHA as an example.

OLD BUSINESS - None Scheduled

NEW BUSINESS -

RESOLUTION #1587 - BE IT RESOLVED: The Board of Commissioners authorizes the Executive Director as the contracting officer of the Partnership to negotiate and enter into an agreement satisfactory to MRHP for kitchen renovations at Foran Towers with 4 You, llc. the lowest, responsive and responsible bidder.

The contract will authorize the MRHP to procure General Contracting Services in accordance with the RFP dated July 29, 2024 Award of the Agreement is contingent on successful negotiations with the most responsive and responsible bidder, otherwise the Executive Director shall initiate negotiations with the next responsive and responsible bidder.

MOTION: Commissioner Edwards
SECOND: Commissioner Joseph
YEAS: 4
NAYS: 0
MOTION PASSED UNANIMOUSLY

PUBLIC TIME - No Comments

ADJOURNMENT

Chairman Bergami III called for the meeting to be adjourned.

MOTION: Commissioner Joseph
SECOND: Commissioner Montalbano
YEAS: 4
NAYS: 0
MOTION PASSED UNANIMOUSLY

Meeting was adjourned at 12:47 p.m.

Respectfully submitted,

Anthony J. Vasiliou
Corporate Secretary