

**MILFORD REDEVELOPMENT & HOUSING PARTNERSHIP**

**BOARD OF COMMISSIONERS**

**MINUTES' REGULAR MEETING**

Digitally Conducted – Emergency Preparedness Protocol

**Tuesday, September 16, 2025**

The Regular Meeting of the Milford Redevelopment & Housing Partnership was digitally conducted with electronic means of participation for the public at Catherine McKeen Village, 95 Jepson Drive in the Community Room on September 16, 2025. The meeting was called to order by Chairman Bergami III at 12:08 p.m.

**PRESENT**

Commissioner Samuel S. Bergami III (zoom attendance)

Commissioner H. Richard Borer, Jr. (zoom attendance)

Commissioner Coreen Edwards (zoom attendance)

Commissioner Jake Joseph (zoom attendance)

Commissioner Charles Montalbano (zoom attendance)

**ALSO PRESENT**

Anthony J. Vasiliou, Executive Director (zoom attendance)

Christopher M. Cody, Attorney (zoom attendance)

**MOTION TO ACCEPT MINUTES – REGULAR MEETING August, 2025**

MOTION: Commissioner Montalbano

SECOND: Commissioner Edwards

YEAS: 3

NAYS: 0

MOTION PASSED UNANIMOUSLY

**RESOLUTION # 1615 – ACCEPTANCE OF DISBURSEMENTS FROM THE MONTH OF August, 2025**

MOTION: Commissioner Montalbano

SECOND: Commissioner Joseph

YEAS: 4

NAYS: 0

MOTION PASSED UNANIMOUSLY

**RESOLUTION # 1616 – APPROVAL FOR DISBURSEMENT OF ACCRUED PAYABLES FOR THE MONTH OF September, 2025**

MOTION: Commissioner Edwards

SECOND: Commissioner Joseph

YEAS: 4

NAYS: 0

MOTION PASSED UNANIMOUSLY

### **REPORT OF EXECUTIVE DIRECTOR –**

Executive Director Vasiliou discussed payment for the replacement of boiler parts at Foran Towers following the discovery of cracks in the cast iron sections of one of the boilers this winter. The kitchen renovation project at Foran Towers has been concluded, a job meeting took place on 9/16/25 to discuss final punch list items. We have retained 5% of the total price as is commensurate with the contract. The Architectural firm and Contractor took responsibility for the cost of the incorrect cabinets and refrigerators. Mr. Vasiliou talked about the tree and brush removal at 75 DeMaio Dr. which took place recently. Trees and limbs were removed to improve safety as well as clear sight lines for our security cameras. Melissa Dempsey and Marie Webster are working to find any errors in our bookkeeping. Currently working on reconciling cash accounts. Alternative solutions are being considered.

### **OLD BUSINESS –** None Scheduled

### **NEW BUSINESS --**

### **MOTION TO ADD ITEM TO AGENDA**

#### 6a. Recovery Agreement

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

**RESOLUTION 1617 –** BE IT RESOLVED: The Board Chairperson, Samuel Bergami III, acting on behalf of the Board of Commissioners of Milford Redevelopment and Housing Partnership is hereby authorized to sign for MRHP that certain MOA entitled “Recovery Agreement”, a copy of which will be attached hereto. MRHP is entering this Memorandum of Agreement {“MOA”} with HUD pursuant to 24 CFR § 902.75. The parties to the MOA are (1) MRHP’s Board Chairperson, (2) its Executive Director, Anthony J. Vasiliou, and (3) the HUD Field Office (see 24 CFR § 902.75 (e)).

MOTION: Commissioner Joseph  
SECOND: Commissioner Borer, Jr.  
YEAS: 5  
NAYS: 0  
MOTION PASSED UNANIMOUSLY

**PUBLIC TIME** – One tenant in attendance to discuss possible upgrades to the property, communications between MRHP and tenants as well as maintenance items.

**ADJOURNMENT -**

Chairman Bergami III called for the meeting to be adjourned.

MOTION: Commissioner Montalbano

SECOND: Commissioner Joseph

YEAS: 4

NAYS: 0

MOTION PASSED UNANIMOUSLY

Meeting was adjourned at 1:08 p.m.

Respectfully submitted,

Anthony J. Vasiliou  
Corporate Secretary