

MILFORD REDEVELOPMENT & HOUSING PARTNERSHIP BOARD OF

COMMISSIONERS

MINUTES' REGULAR MEETING

Digitally Conducted – Emergency Preparedness Protocol

Tuesday, October 21, 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 October 21, 2025.

The meeting was called to order by Chairman Bergami III at 12:12 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 September, 2025

MOTION: Commissioner Montalbano

SECOND: Commissioner Edwards

YEAS: 5

NAYS: 0

MOTION PASSED UNANIMOUSLY

**RESOLUTION# 1618 –ACCEPTANCE OF DISBURSEMENTS FROM THE MONTH OF
September, 2025**

MOTION: Commissioner Joseph
SECOND: Commissioner Montalbano

YEAS: 5
NAYS: 0
MOTION PASSED UNANIMOUSLY

**RESOLUTION# 1619 –APPROVAL FOR DISBURSEMENT OF ACCRUED PAYABLES FOR THE
MONTH OF October, 2025**

MOTION: Commissioner Joseph
SECOND: Commissioner Edwards

YEAS: 5
NAYS: 0
MOTION PASSED UNANIMOUSLY

REPORT OF THE EXECUTIVE DIRECTOR –

Executive Director Vasiliou discussed the effectiveness of the Maintenance team at coordinating their efforts to address and close a large number of NSPIRE Inspection–driven work orders. Public Housing Manager Joe Franco joined the meeting to bid farewell to the Board prior to his departure from MRHP. Mr. Franco expressed his gratitude for the incredible journey, shared experiences with staff, the support and friendship he experienced during his time working with MRHP via Cody & Gonillo assisting with housing hearings and later when he joined the MRHP team as a Public Housing Program Assistant. He wished everyone continued success. Mr. Vasiliou stated that Mr. Franco is pursuing other opportunities but is willing to continue to assist MRHP as needed through our transition. Mr. Cody commented that Joe has a unique perspective from his experience at the law firm and congratulated Joe on his new role. Executive Director Vasiliou commented that Joe was selected for the position primarily for his paralegal experience. During his time here he garnered respect and proved to be a good person. Jakob Diamond just passed his federal PHM Certification course and will continue to support MRHP’s residents in the Public Housing Department Cheryl Giers,

who has also been certified as a PHM, is prepared to step in to help as needed. In the last month Mr. Franco leased 13 vacant units. Dale Demirjian gave his notice after 8 years with MRHP. He also offered to assist if needed, especially in an emergency. Dale's knowledge of our properties and population is invaluable. Bob Hughes and Angel Medina will be busy covering the department until a replacement is hired and trained. We currently have one candidate scheduled for an interview. Cheryl Giers has been evaluating candidates for the Public Housing role using "Indeed" to select and arrange candidate interviews. Commissioner Montalbano Inquired about the search for a new Executive Director. The Executive Director and legal counsel are collaborating with Chairman Bergami and the hiring committee to hire a company to oversee conducting a national search for a replacement. Executive Director Vasiliou is reaching out to contemporaries for recommendations from organizations to assist and guide MRHP in the hiring process. Following inspections of the generators at Foran Towers and Island View Park, Northeast Generator provided quotations to make immediate repairs. Based on the age of the equipment and increasing difficulty locating repair parts, they recommended replacing the two generators as soon as possible. The new generators will be properly sized for the respective buildings and at Island View Park be elevated to protect from flooding. MRHP may have to ask for funding from government for new generators. CDBG has taken months to reallocate funds for repairing decking and stairs at Catherine McKeen Village. Mr. Cody is preparing an MOU for Mr. Vasiliou. The forensic accounting firm Lynx has been hired to assist with pre-audit preparations and digital corruption with Yardi's database. Lynx are staffed by Certified Public Accountants and Yardi experts. They are currently working with Teresa Ewald, Marie Webster and Melissa Dempsey to rectify bank and General Ledger reconciliation anomalies. Lynx believes they can manage to wrap up this assignment by the end of October or early November.

OLD BUSINESS -- None Scheduled

NEW BUSINESS -- None Scheduled

PUBLIC TIME—

ADJOURNMENT —

Chairman Bergami III called for the meeting to be adjourned.

MOTION: Commissioner Montalbano

SECOND: Commissioner Edwards

YEAS: 4

NAYS: 0

MOTION PASSED UNANIMOUSLY

Meeting was adjourned at 1:13 p.m.

Respectfully submitted,

Anthony J. Vasiliou

Corporate Secretary