

MILFORD REDEVELOPMENT & HOUSING PARTNERSHIP
BOARD OF COMMISSIONERS

MINUTES REGULAR MEETING
Digitally Conducted -- Health Preparedness Protocol
Tuesday, November 19, 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 November 19, 2024. The meeting was called to order by Chairman Bergami III at 12:06 p.m..

PRESENT

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

ALSO PRESENT

Anthony J. Vasiliou, Executive Director (Zoom attendance)
Chris Cody (Zoom attendance)

MOTION TO ACCEPT MINUTES - REGULAR MEETING October, 2024

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

RESOLUTION # 1588 - ACCEPTANCE OF DISBURSEMENTS FROM THE MONTH OF October, 2024

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

RESOLUTION # 1589 - APPROVAL FOR DISBURSEMENT OF ACCRUED PAYABLES FOR THE MONTH OF November, 2024

MOTION: Commissioner Montalbano
SECOND: Commissioner Edwards
YEAS: 5
NAYS: 0
MOTION PASSED UNANIMOUSLY

MOTION TO ACCEPT CHANGING THE ORDER OF AGENDA ITEMS FOR TODAY'S MEETING

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

NEW BUSINESS -

- ♦ a) Anticipated action to authorize the Executive Director to enter negotiations with a firm to provide Plowing and Snow Removal Services for the Milford Redevelopment & Housing Partnership in accordance with the RFP previously issued September 10, 2024 and specifications thereunder.

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

- ♦ b) Anticipated action to authorize the Executive Director to enter negotiations with a firm to provide Emergency Response & Restoration Services for the Milford Redevelopment & Housing Partnership in accordance with the RFP previously issued September 10, 2024 and specifications thereunder.

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

OLD BUSINESS - None Scheduled

REPORT OF EXECUTIVE DIRECTOR -

Mr. Vasiliou discussed the expected shortened time frame for the bathroom renovation project at Alan Jepson Manor due to the excellent progress the contractor is making. It is anticipated that they may be completed by the middle of December rather than the middle of February. Silver Petrucelli Architectural firm is contracted for the Foran Towers kitchen renovation project to include 37 units. The Executive Director went on a walk-thru with 3 potential bidders for the upcoming Catherine McKeen Village Smoke/C02 alarm project. There is considerable underground wiring needed to tie the alarms into Milford's Central Emergency Services. This will provide a more rapid response time and additional safety for our tenants. There was a discussion regarding a 78 point deduction during the 75 DeMaio Drive NPSIRE inspection. The point deduction was solely for malfunctioning Call For Aid cords. The NSPIRE inspector overheated a 24 volt transformer for the Call For Aid system. The Work Center

Supervisor advised the HUD inspector the system was not designed to be pulled repeatedly or with circuits left open resulting in the failure. An additional 5 points were deducted due to tenants personal items being too close to sprinkler heads in their closets. There were only 1.3 other points deducted for various minor items. MRHP has enjoyed a Standard Performer rating for many years showing that the new NSPIRE testing protocol and scoring system reflects inaccurately on the PHA's overall building performance. MRHP will be appealing the scoring as will many other PHA's questioning the flawed scoring system. Mr. Vasiliou discussed the late filing of a Financial Data Schedule by MRHP's fee accountant. The Executive Director explained the resolution process is for HUD to develop a memorandum of understanding (MOU) with the PHA. HUD's written guidance states that the Chairman, and Executive Director will confer with the Agency. Legal counsel will also participate in developing the MOU. Prior to the Chairman signing the document, the Board will review and discuss the MOU during a regularly scheduled monthly meeting. All parties must sign off on a plan to move forward. Please note there is a correction to last month's unusual disbursements report. Due to a typographical error regarding the Lowe's bill, the invoice payable to Lowe's was for \$6848.42.

PUBLIC TIME - One tenant at Catherine McKeen Village asked about sidewalk repairs to which the Executive Director stated regular inspections are conducted and repair work scheduled accordingly. The same tenant recommended coordinating Tenant Meetings.

ADJOURNMENT

Chairman Bergami III called for the meeting to be adjourned.

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

Meeting was adjourned at 1:24 p.m.

Respectfully submitted,

Anthony J. Vasiliou
Corporate Secretary