

**MILFORD REDEVELOPMENT & HOUSING PARTNERSHIP**  
**BOARD OF COMMISSIONERS**

**MINUTES REGULAR MEETING**  
**Digitally Conducted - Emergency Preparedness Protocol**  
**Tuesday, March 18, 2025**

The Regular Meeting of the Milford Redevelopment & Housing Partnership was digitally conducted (following health preparedness protocols) with electronic means of participation for the public at Catherine McKeen Village, 95 Jepson Drive in the Community Room on March 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 H. Richard Borer Jr. (Zoom attendance)  
Commissioner Coreen Edwards (Zoom attendance)  
Commissioner Jake M. Joseph (Zoom attendance)  
Commissioner Charles Montalbano (Zoom attendance)

**ALSO PRESENT**

Anthony J. Vasiliou, Executive Director  
Christopher M. Cody, Attorney (Zoom attendance)  
Jason Jenkins, Alderman, City of Milford

**MOTION TO ACCEPT MINUTES - REGULAR MEETING February, 2025**

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

**RESOLUTION # 1597 - ACCEPTANCE OF DISBURSEMENTS FROM THE MONTH OF February, 2025**

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

**RESOLUTION # 1598 - APPROVAL FOR DISBURSEMENT OF ACCRUED PAYABLES FOR THE MONTH March, 2025**

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

**REPORT OF EXECUTIVE DIRECTOR** -

Executive Director Vasiliou began by discussing the Department of Labor temporarily suspending MRHP’s access to view income data due to new agency security protocols. This interruption suspended applicant and tenant screening activities resulting in a number of units remaining vacant. Public Housing Manager, Joe Franco, worked diligently with the DOL Security Director to restore our access effective today. Additionally, in effort to fill the vacant PBV units a separate waiting list has been created specifically for PBV applicants. Mr. Vasiliou commented that Bob Hughes is doing well as the new Maintenance Supervisor. He’s finding it challenging but settling in nicely. The Executive Director & Commissioner Joseph attended the NAHRO conference in Washington DC last week. Connecticut had a large number of PHA representatives in attendance. There was some discussion as to the future of the HUD office in Hartford and what programs may be affected such as highly leveraged development projects. Uncertainty of the future or funding levels to the Section 8 vouchers program is a primary concern. MRHP currently has 49 PBV units and will hold off on assigning any additional units to better protect the organization from any adverse program changes. Commissioner Joseph shared that he attended the Commissioners' Committee at NAHRO’s Washington conference and remarked there is a lot of advocacy work being planned and implemented as NAHRO matters to legislators in Washington D.C. and Hartford. Commissioner Joseph also complimented Mr. Vasiliou’s presentations on the Hill, citing his familiarity and understanding of the political scene and various legislative functions. Chris Cody concurred with his opinion, having witnessed Mr. Vasiliou in Washington DC previously. Commissioner Joseph is currently editing a Commissioner’s handbook to include more contemporary practices. Executive Director Vasiliou thanked our legal team, Christopher Cody and Christine Gonillo for their participation in HDLI. They regularly attend conferences to gain additional knowledge which is to the benefit of MRHP. Mr. Vasiliou recommended attendance for our Commissioners at the various conferences and training sessions. There is a wealth of knowledge to be gained.

Executive Director Vasiliou noted that NAHRO personnel encouraged him to continue to be active on national policy committees. Cheryl Giers and Marie Webster are working well together. Marie has a very good understanding of the intricacies inherent in her position and is beginning to settle in. Cheryl has tackled the Aged Receivables report in an effort to reign in the currently outstanding tenant balances. Mr. Vasiliou has been working to bring down the cost of health care for the employees. Bob Hughes, Armand Giorgio and Marie Webster did a very good job on the materials and contractors budget. Material costs increased marginally. To avoid supply-chain delays, there is a \$15,000 line item in the Non-Routine Operating Expense budget to cover the expense of parts for our Viessmann boilers. All of the contracts procured by Requests for Proposal (RFP) had only minimal increases over the last contract periods. The budget overall is robust but secure. Employee retention was included. Replacement cameras for older/non-working units are also in the budget for enhanced security.

**OLD BUSINESS** - None Scheduled

**NEW BUSINESS** -

- a.) Adoption of Operating Budget for all Federally-financed Developments for the F.Y.E. March 31, 2026.

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

b.) Adoption of Management Plan for State-financed Developments for the F.Y.E. March 31, 2025.

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

c.) Authorize Disposition of Uncollectible Accounts for F.Y.E. March 31, 2025.

d.) Authorize Renewal of Designated Allocation Housing Plan.

**RESOLUTION # 1599** - BE IT RESOLVED That the Board of Commissioners write-off the uncollectible former tenant's accounts receivable for the F.Y.E. March 31, 2025, for the Milford Redevelopment & Housing Partnership, located in the City of Milford, State of Connecticut as presented.

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

**RESOLUTION # 1600** - BE IT RESOLVED by the Board of Commissioners of the Milford Redevelopment & Housing Partnership that Anthony J. Vasiliou, in his position of Executive Director, is authorized to submit an Allocation Plan to the Department of Housing and Urban Development for the designation of DeMaio Gardens and Foran Towers for Occupancy by elderly families.

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

## **ADJOURNMENT**

Chairman Bergami III called for the meeting to be adjourned.

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

Meeting was adjourned at 1: 13 p.m.

Respectfully submitted,

Anthony J. Vasiliou  
Corporate Secretary