

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on Thursday, May 11, 2023 at the Hamden Housing Authority Office, 51 Worth Avenue, Hamden, CT 06518. The meeting was called to order at 12:25 p.m. by Chairwoman Mary DeSarbo.

ROLL CALL: Chairwoman Mary DeSarbo
Commissioner Phillip Goldblatt
Commissioner Robin LaFrance
Commissioner John Cabral, Jr.
Deputy Director, Denise DeMaio
Finance Director, Beth Brooks
Facilities Supervisor, Gabe Dadio
Steve Ball, JDA Consultant

Absent: Hazelann B. Cook, Executive Director

PUBLIC OPINION: None

APPROVAL OF PREVIOUS MINUTES: The minutes from the April 13, 2023 Board of Commissioners meeting were reviewed. Commissioner Cabral, Jr., made a motion to accept the minutes, seconded by Commissioner Goldblatt. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing SSHP Grant: Steve Ball reported the Construction Manager has completed pricing of all the subtrades, and the project has come in on budget. The decision to reclaim the parking lot by milling the base and recompacting it for use under the asphalt is a money saver. Steve will be meeting with the Construction Manager and Architect in the coming week to review all the bids, and explained the bids have been pretty much spot on. CHFA will be reviewing the bids to be sure the standard of design meets current codes. It appears the project will start late summer/early fall beginning with the building envelope.

Affordable Housing Priority Needs Grant: Gabe Dadio reported the siding of the last building is just about complete, and both the siding and the driveway should be done by the end of next week. After that the lawns and shrubs will all be replanted and replaced. The sidewalks are complete.

CORRESPONDENCE: None.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills - Beth Brooks reviewed the bills for the month of April 2023, and answered questions from the Board members.

OLD BUSINESS:

Washer and Dryer Report: The total collected for April 2023 was \$1,131.50.

Centerville Village, Hamden Village & Mt. Carmel Village Updates – Gabe Dadio reported he and his crew continue to rehab several apartments.

The Board members were reminded that the resident's summer picnic will be held on June 14, 2023 at 11:30 a.m. The Board Members also mentioned the May 2023 Newsletter and how much they enjoyed it, as well as all of the Newsletters.

Congregate Housing & Assisted Living Update – No report.

Affordable Housing Update: Gabe Dadio discussed the plans for installing solar panels at the Affordable project. As a reminder, Gabe reported that the position of the units is perfect for the use of solar since they receive full sun throughout the year. Also since there are only 4 units, it would be very cost effective.

Last month the Board voted to accept the quote from Tesla in the amount of \$34,176, however, upon further review it was realized that Tesla quoted that amount thinking we were located in Camden, NJ – not Hamden CT. Since we are not located in NJ, we do not qualify for the incentives and rebates, so the quote from Tesla was invalid.

Gabe obtained some other quotes – one in the amount of \$90,000, and a quote from Eco-Solar in the amount of \$39,300. He discussed that the panels would be installed on the front of each building, and the solar panels will provide significant relief in the electricity costs to the tenants. The project is also expandable to include the back roofs should HHA obtain funds to add additional panels, which would provide even more savings. Discussion followed and the Board was in agreement that HHA should move forward with the quote from Eco-Solar.

A motion was made by Commissioner Goldblatt, and seconded by Commissioner Cabral, Jr. to accept the quote in the amount of \$39,300 from Eco-Solar for the purchase and installation of solar panels at the Affordable Housing Project. **Motion carried. RESOLUTION ATTACHED.**

Section 8 Update: The renovation project is tentatively set to begin in June, and Gabe is working with Stanley Construction to secure a starting date.

Maintenance Update: No report.

NEW BUSINESS: None.

EXECUTIVE SESSION: At 1 p.m. a motion was made by Commissioner Goldblatt; seconded by Commissioner Cabral, Jr. to move into Executive Session. **Motion carried.** Tenant matters were discussed.

At 1:10 p.m. Commissioner Cabral, Jr. made a motion to close Executive Session; seconded by Commissioner Goldblatt. **Motion carried.**

ADOURNMENT: A motion was made by Commissioner La France, and seconded by Commissioner Cabral, Jr. to adjourn the meeting. **Motion carried**. The meeting was adjourned at 1:15 p.m.

Respectfully submitted,

Robin LaFrance, Secretary
5/11/2023

RESOLUTION – 2023-12

Be it resolved, on a motion made by Commissioner Goldblatt, and seconded by Commissioner Cabral, Jr., the Hamden Housing Authority does hereby accept the proposal from Eco-Solar in the amount of \$39,300 for the purchase and installation of solar panels at the Affordable Housing Project.

Chairwoman DeSarbo, upon calling for a roll call, the “Ayes” and “Nays” are as follows:

Ayes

Nays

Absent

Commissioner Goldblatt
Commissioner Cabral, Jr.
Commissioner Robin LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
5/11/2023