

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on Thursday, June 8, 2023 at the Hamden Housing Authority Office, 51 Worth Avenue, Hamden, CT 06518. The meeting was called to order at 12:36 p.m.

ROLL CALL: Chairwoman Mary DeSarbo
Commissioner Phillip Goldblatt
Commissioner John Cabral, Jr.
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Finance Director, Beth Brooks
Facilities Supervisor, Gabe Dadio

Absent: Commissioner Robin LaFrance

PUBLIC OPINION: None

APPROVAL OF PREVIOUS MINUTES: The minutes from the May 11, 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: Mrs. Cook reported that she, Beth Brooks and Steve Ball met with CHFA. CHFA is requiring additional environmental testing for lead paint, so those results are pending along with the closing checklist. Mrs. Cook will continue to keep the Board informed regarding the status of this project.

Affordable Housing Priority Needs Grant: Gabe Dadio reported the paving is done and they are currently replanting the lawn and shrubs, and he shared photos of the completed work with the Board members.

Summer Picnic: The Board members were reminded that the resident's summer picnic will be held on June 14, 2023 at 11:30 a.m.

CORRESPONDENCE: None.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills - Beth Brooks reviewed the bills for the month of May 2023. She reported that all of the budgets have been approved by the State, with the exception of Congregate which was held up by the State budget.

Beth also provided the Board members with a comprehensive overview of the current projects HHA is working on and the financing details. The current projects are: The purchase and installation of solar panels for the four Affordable Housing Units, the Section 8 Office Rehab, the new maintenance truck, and the new garage at Centerville Village.

OLD BUSINESS:

Washer and Dryer Report: The total collected for May 2023 was \$1,029.50.

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

Congregate Housing & Assisted Living Update – No report.

Affordable Housing Update: Gabe Dadio reported that the solar installation project is in the works. The application was submitted to U.I. and will take about four-weeks to process.

Section 8 Update: The renovation project is scheduled to begin June 12, 2023. Gabe Dadio reported on the price for a new garage at Centerville Village, which will be 24 x 24, transported and installed by Kloter Farms in Ellington, CT is \$34,626, and includes the cost of the crushed stone base (\$3,220) and leveling of the building. Kloter Farms will move the two sheds currently occupying the spot where the new garage will be installed at a cost of \$700. One shed will be moved to Mt. Carmel Village and the other to Hamden Village.

A motion was made by Commissioner Goldblatt, seconded by Commissioner Cabral, Jr., to accept the amount of \$34,626 to purchase the new garage at Centerville Village. **Motion carried. RESOLUTION ATTACHED.**

Maintenance Update: Gabe Dadio reported that we may need to purchase a new commercial washing machine for Congregate.

NEW BUSINESS: Mrs. Cook reported that a revision to the Dwelling Lease as a Lease Amendment will be effective on 7/1/2023 as advised by our Attorney. The revision states that any tenant that is evicted for non-payment of rent is entitled to a Grievance Hearing if they so desire. A letter was sent to all residents in advance of this change with a comment period. No comments relevant to this change were received.

HHA ordered a new Ford pick-up truck in 2021 and we are expecting delivery in July of this year. The total cost of the truck is \$46,344. We expect to finance approximately \$20,000 and request approximately \$23,000 from our Replacement Reserve held by CHFA for Hamden Village the balance will be paid out of operating funds.

EXECUTIVE SESSION: At 1:25 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 1:55 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 Cabral, Jr., and seconded by Commissioner Goldblatt to adjourn the meeting. **Motion carried**. The meeting was adjourned at 1:56 p.m.

Respectfully submitted,

Robin LaFrance, Secretary
6/8/2023

RESOLUTION – 2023-13

Be it resolved, on a motion made by Commissioner Goldblatt, and seconded by Commissioner Cabral, Jr., the Hamden Housing Authority does hereby accept the cost of the new maintenance garage at Centerville Village in the amount of \$34,626.

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

Ayes

Commissioner Goldblatt
Commissioner Cabral, Jr.

Nays

Absent

Commissioner LaFrance

Respectfully submitted,

Robin LaFrance, Secretary
6/8/2023