

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on February 8, 2024 at the Hamden Housing Authority Office, 51 Worth Avenue, Hamden CT 06518. The meeting was called to order at 12:30 p.m. by Chairwoman Mary DeSarbo.

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

**Absent:** None.

**PUBLIC OPINION:** None.

**APPROVAL OF PREVIOUS MINUTES:** The minutes from the January 11, 2024 Board of Commissioners meeting were reviewed. Commissioner Goldblatt, made a motion to accept the minutes, seconded by Commissioner Cabral, Jr. **Motion carried.**

**EXECUTIVE DIRECTOR'S REPORT:**

**Congregate Housing SSHP Grant:** Mrs. Cook reported that the Congregate Rehab is moving along very nicely. The rehab includes a full house generator, new siding and insulation, new interior and exterior doors, new flooring, insulated windows, heating/cooling units, three new ADA units with walk-in showers and ADA kitchens.

**Affordable Housing Priority Needs Grant:** Gabe Dadio reported that the Affordable Housing project closed in December. The solar is still pending inspection by the Town, and once that is all set then UI can install the meter and the solar install will be up and running.

**Connecticut Green Bank Solar Project for Elderly/Disabled Housing** – Mrs. Cook reported she has been contacted by Connecticut Green Bank and is actively looking in the possibility of installing solar panels on all of our housing properties. The Board reviewed the solar map provided by Green Bank and other documentation.

A motion was made by Commissioner Goldblatt, and seconded by Commissioner Cabral, Jr. to gather more information to possibly move forward with this project.

**Election of Officers:** The election of the Board of Commissioners was held.

For the purposes of the election, Hazelann Cook – Executive Director – assumed the Office of the Chairman of the Board of Commissioners.

Chairman Cook cast one (1) ballot for the following nominations:

Office of Chairperson – Commissioner Mary DeSarbo

Office of Vice Chairman – Commissioner John Cabral, Jr.

Office of the Treasurer – Commissioner Robin LaFrance

Office of the Secretary – Executive Director Hazelann Cook

Chairman Cook called for the nominations three (3) times. No other nominations were made and the nominations were closed. The Secretary cast one (1) ballot to accept the slate of officers as presented. **Motion Carried.**

**CORRESPONDENCE:** None.

**IN-HOUSE TREASURER’S REPORT:** Beth Brooks reviewed the January 2024 bills, and reviewed the proposed 2024 budget with the Board Members.

Beth also presented the Board with the Management Letter supplied by Maletta & Company for the audit for the year ended June 30, 2023.

**OLD BUSINESS:**

**Washer and Dryer Report:** \$1,212.75 was collected for the month of January 2024.

**Centerville Village, Hamden Village & Mt. Carmel Village Updates** – No report.

**Congregate Housing & Assisted Living Update** – No report.

**Affordable Housing Update:** No report.

**Section 8 Update:** No report.

**Maintenance Update:** No report.

**NEW BUSINESS:** None.

**EXECUTIVE SESSION:** At 1:15 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 1:20 p.m. Commissioner Goldblatt made a motion to close Executive Session; seconded by Commissioner Cabral, Jr. **Motion carried.**

**ADJOURNMENT:** A motion was made by Commissioner Goldblatt, and seconded by Commissioner Cabral, Jr. to adjourn the meeting. **Motion carried.** The meeting was adjourned at 1:25 p.m.

Respectfully submitted,

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Robin LaFrance, Secretary  
2/8/2024