

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on May 9, 2024 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:25 p.m. by Chairwoman Mary DeSarbo.

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

Absent: Commissioner Nichole Jefferson
Commissioner Robin LaFrance

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner Cabral, Jr. made a motion to accept the minutes from the April 11, 2024 meeting; seconded by Commissioner Collins. **Motion carried.**

EXECUTIVE DIRECTOR’S REPORT:

Event Dates: Mrs. Cook reminded the Board about the upcoming resident’s picnic to be held at Congregate on June 12th. She also reported a luncheon for retired Commissioner Philip Goldblatt, and the Employee Appreciation luncheon will both be held on June 6th.

Updating to Solar Energy for E/D Housing Units: A virtual presentation by Connecticut Green Bank to explain the proposed installment of solar panels at all the HHA properties (except Affordable) was held during the meeting. During this presentation, the Board was provided with an overview of the financial benefits over a period of 20-years for both the residents and the HHA. It was explained that the solar arrays at each property will be installed, owned, and maintained by CT Green Bank. Mrs. Cook reported that the lease template had been send to the Attorney for review. Once the lease language is solidified, the leases for each property will be generated and executed, and sent CT Green Bank will begin the bidding process. After the presentation, discussion followed.

A motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Collins that the Hamden Housing Authority execute the agreements with Connecticut Green Bank for the installation of solar energy at Centerville Village, Mt. Carmel Village, Hamden Village and Congregate Housing. **Motion carried. RESOLUTION ATTACHED.**

Congregate Housing Rehab: Gabe Dadio reported the rehab is moving along, and the building inspector is scheduled to conduct more inspections as the work, such as insulation, electrical, etc., progresses.

CORRESPONDENCE: Mrs. Cook reported that a letter requesting the reappointment of John Cabral, Jr., and Mary DeSarbo was sent to the Legislative Council President, Dominique Baez, at the end of last month. Commissioner Collins suggested that in order to expedite this process, the applications for the two reappointments be submitted through the Town of Hamden's Boards and Commissions website, as this is now the process for making those applications.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills: Beth Brooks reviewed and discussed the April 2024 bills.

Budgets: Beth reported that the Budgets and Rent Rolls have all been submitted to CHFA and DOH. She also reported that HHA has submitted an application for additional Congregate subsidy funds for fiscal year end 6/30/2024.

Miscellaneous: Beth also reported on a couple of upcoming large purchases: a new shredding machine that cost about \$5,000, and lighting for the inside and outside of the garage at Hamden Village at a cost of just under \$4,000.

OLD BUSINESS:

Washer and Dryer Report: Mrs. Cook reported that \$1,197 was collected in April from the machines.

Centerville Village, Hamden Village & Mt. Carmel Village Updates: No Report.

Congregate Housing & Assisted Living Update – The rehab project was discussed earlier in the meeting.

Affordable Housing Update: No report.

Section 8 Update: No report.

Maintenance Update: No report.

NEW BUSINESS:

Centerville Village Roofs: Mrs. Cook reported that one of the units had a terrible leak and upon further inspection it was discovered that all the roofs at Centerville need to be replaced. HHA will be applying for a Priority Needs Grant, since the cost to replace all the roofs would be over \$180,000. The roofs were replaced on a staggered basis between 20 and 25 years ago, so the goal is to have all the roofs replaced at once. In addition, the current condition of the roofs would not support the proposed solar project at Centerville. Mrs. Cook will keep the Board posted on this grant application.

EXECUTIVE SESSION: At 1:15 p.m. a motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Collins to move into Executive Session. **Motion carried.**

Tenant matters were discussed.

At 1:30 p.m. Commissioner Cabral, Jr. made a motion to close Executive Session; seconded by Commissioner Collins. **Motion carried.**

NEW BUSINESS CONTINUED:

Cigarette & Marijuana Smoke Detector Installation & Monitoring: Mrs. Cook reported that despite the Smoke Free Policy, many residents continue to smoke and vape in their units. This situation has been frustrating for those residents who do not smoke, causes damages to the units, and is a fire hazard. She reminded the Board that there are smoking areas at each complex. After discussing this situation with other housing colleagues, the HHA researched the possibility of installing cigarette, vape, and marijuana smoke detectors to deter smoking of any kind in the units. At the recommendation of another housing agency, a virtual meeting was set up with Wynd Technologies, HHA staff, and the HHA attorney. The company described how this smoke detector picks up only burning particles from cigarette/marijuana smoke and vaping. It is not sensitive to cooking smoke or odors of smoke on clothing or furniture. It was explained that a unit would be installed in each apartment and would be monitored by Wynd, which would provide the HHA with detailed reports, send alerts when smoking is taking place in the apartment, and also send alerts if the unit is being tampered with. This will assist us greatly in being able to enforce the Smoke Free Policy.

A three-year contract with Wynd Technologies to install, monitor, and maintain 190 of these smoke detector units would be \$15,960 per year. Discussion followed.

A motion was made by Commissioner Cabral, Jr., and seconded by Chairwoman DeSarbo to approve a three-year contract in the amount of \$15,960 per year with Wynd Technologies to install, monitor, and maintain these specialized smoking detectors. **Motion carried. RESOLUTION ATTACHED.**

ADJOURNMENT: A motion was made by Commissioner Cabral, Jr. to adjourn the meeting, seconded by Commissioner Collins. **Motion carried.** The meeting was adjourned at 1:40 p.m.

Respectfully submitted,

Hazelann B. Cook
Secretary

RESOLUTION – 2024-08

Be it resolved, on a motion made by Commissioner Cabral, Jr., and seconded by Commissioner Collins, the Hamden Housing Authority does hereby approve the installation of solar energy through Connecticut Green Bank, at Centerville Village, Mt. Carmel Village, Hamden Village, and Congregate Housing.

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

Ayes

Nays

Absent

Commissioner Cabral, Jr.
Commissioner Collins

Commissioner Jefferson
Commissioner LaFrance

Respectfully submitted,

Hazelann B. Cook, Secretary
5/9/2024

RESOLUTION – 2024-09

In an effort to enforce the Smoke-Free Police, be it resolved, on a motion was made by Commissioner Cabral, Jr., and seconded by Chairwoman DeSarbo, the Hamden Housing Authority does hereby approve executing a three-year contract with Wynd Technologies for the installation, monitoring, and maintenance of smoking detectors for all units at Centerville Village, Mt. Carmel Village, and Hamden Village at a cost of \$15,960 per year.

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

Ayes

Nays

Absent

Commissioner Cabral, Jr.
Commissioner Collins

Commissioner Jefferson
Commissioner LaFrance

Respectfully submitted,

Hazelann B. Cook, Secretary
5/9/2024