

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on August 8, 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 Nichole Jefferson
Commissioner Robin LaFrance
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Finance Director, Beth Brooks
Facilities Manager, Gabe Dadio

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: The minutes from the May 9, 2024 and June 13, 2024 meetings were reviewed by the Board members.

A motion was made by Commissioner Cabral, Jr. to approve the minutes from the May 9, 2024 meeting; seconded by Commissioner Jefferson. **Motion carried.**

A motion was made by Commissioner Cabral, Jr. to approve the minutes from the June 13, 2024 meeting; seconded by Commissioner Jefferson. **Motion carried.**

EXECUTIVE DIRECTOR’S REPORT:

Congregate Housing Rehab: Mrs. Cook reported that the rehab is progressing. There have been some supply chain issues, but the work is coming along. Gabe Dadio reported there will be an electrical shutdown next week in the early morning for about an hour (beginning at 6 a.m.), to complete the central air conditioning installation. Once that is complete, the exterior siding can be completed. The crew continues to work on the individual apartment rehabs, bathrooms, and window installations. The contractor still has November 2024 as the target completion month for this rehab.

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported that Attorney Alexander has reviewed all the Green Bank documents, and she will be meeting him next week to sign those documents. The first complex scheduled for the install will be Mt. Carmel, and work is set to begin in the Spring of 2025.

Priority Needs Grant – Centerville Village Roofs: Mrs. Cook reported the application for the Priority Needs Grant for the Centerville Village roofs has been received by CHFA and is currently under review.

CORRESPONDENCE: None.

IN-HOUSE TREASURER’S REPORT:

Monthly Bills: Beth Brooks reviewed the monthly bills for June and July 2024.

OLD BUSINESS:

Washer and Dryer Report: The coin collections are as follows: June 2024 - \$891.25 and July 2024 - \$1,506.50.

Centerville Village, Hamden Village & Mt. Carmel Village Updates: Mrs. Cook reported on the meeting held for the Mt. Carmel residents regarding the upcoming Smoking Detectors installation. Approximately eight residents attended the meeting. The CEO of the company was in attendance virtually, and was available to answer questions. Most of the questions focused on how the detectors worked, the history of false positive readings, and privacy issues. It was explained that the detectors only detect burning particulates and not the smell of smoke on clothing or a person, no cooking odors, or steam. The detectors are non-invasive and work much the same as a regular smoke detector, except that it only picks up the presence of recreational smoking products.

Discussion about the current smoking shed indicated the need for some seating and a larger unit. Mrs. Cook will order a larger smoking shed that will offer more protection from the elements and seating for more comfort.

Congregate Housing & Assisted Living Update – Mrs. Cook reported Congregate is in the process of hiring both a full-time and part-time cooks, as the current cook has taken a position elsewhere and the part-time cook left to attend school. Several candidates are being interviewed and the prospects look very promising.

Affordable Housing Update: No report.

Section 8 Update: No report.

Maintenance Update: No report.

NEW BUSINESS:

EXECUTIVE SESSION: At 1:00 p.m. a motion was made by Commissioner Cabral, Jr., and seconded by Commissioner Jefferson to move into Executive Session. **Motion carried.**

Tenant matters were discussed.

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

ADOURNMENT: A motion was made by Commissioner Cabral, Jr. to adjourn the meeting, seconded by Commissioner Jefferson. **Motion carried.** The meeting was adjourned at 1:20 p.m.

Respectfully submitted,

Hazelann B. Cook

Secretary

8/8/2024