

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on October 10, 2024 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:10 p.m. by Executive Director Hazelann Cook.

ROLL CALL: Commissioner John Cabral, Jr.
Commissioner Philip Goldblatt
Commissioner Nichole Jefferson
Commissioner Robin LaFrance
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Finance Director, Beth Brooks
Facilities Manager, Gabe Dadio

Absent: Chairwoman, Mary DeSarbo

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES:

A motion was made by Commissioner John Cabral, Jr. to approve the minutes from the September 12, 2024 meeting; seconded by Commissioner Robin LaFrance. **Motion carried.**

EXECUTIVE DIRECTOR’S REPORT:

Congregate Housing Rehab: Mrs. Cook reported there has been a delay in the rehab due to electrical issues. The Town of Hamden’s electrical inspector notified the contractor that the Romex wiring installed over the suspended ceilings needed to be removed and replaced with MC cable. In addition, the inspector stated that all existing Romex wiring throughout the building needed to be removed and replaced in the areas above the dining room, lounge, and offices. After additional research done by the Town inspector, we were informed that we are grandfathered in and only the new wiring needed to be replaced.

In addition, the parking areas at Mt. Carmel are being dug up in anticipation of the installation of new outdoor lighting and repaving of those areas. The concrete dumpster pads have also been replaced. Gabe Dadio has been in touch with Quinnipiac University’s Facilities Department to see about temporarily allowing the residents to park at the QU lot across the street from Congregate while the work is being done, and this has been approved.

Gabe Dadio mentioned that the generator for Congregate still has not been delivered and there’s no estimated time as to when it will become available.

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported the paperwork for the solar at Congregate and Mt. Carmel has been completed, but we are still waiting for them to complete the paperwork for Hamden Village. Centerville Village cannot be done until the roofs are replaced.

Priority Needs Grant – Centerville Village Roofs: As stated above, Mrs. Cook reported we are still waiting for approval from CHFA for the grant to replace the Centerville Village Roof, but the application is being delayed as CHFA is now saying that we need to install full gutter systems on all of buildings in addition to the new roofs. If CHFA requires this, then the project will require an architect as well as the gutters and would drive the price to over \$300,000. Mrs. Cook will keep the Board posted.

WYND Smoking Detectors: Mrs. Cook and Gabe Dadio reported that about 30 of the 40 units at Mt. Carmel have had the smoking detectors installed. So far there have only been a couple of minor issues that have been easily resolved. Hamden Village will be next once the devices are received – probably sometime in December

CORRESPONDENCE: Mrs. Cook shared a letter she submitted to Cornell Scott Hill Health Center in support of their application for a health center in the Hamden Community. Cornell Scott HHC provides valuable services for many families such as health education and services, and mental health support for both the elderly and young-adult populations and would be an asset for Hamden.

IN-HOUSE TREASURER’S REPORT:

Monthly Bills: Beth Brooks reviewed the monthly bills for September 2024.

Finance Director Interviews: Mrs. Cook reported that a Fee Accountant has been hired who has a great deal of experience with Housing Authority finances, programs, and our current housing and accounting software program, along with an in-house Financial/Payroll/HR Representative - to replace the retiring Finance Director.

OLD BUSINESS:

Washer and Dryer Report: The coin collections for the month of September 2024 was \$1,342.

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

Congregate Housing & Assisted Living Update – Mrs. Cook reported that due to the rehab currently underway at Congregate, there are about 12 vacant units. She shared with the Board members a flyer that highlights the services provided in an effort to encourage qualified individuals to apply.

Affordable Housing Update: HHA recently completed an environmental questionnaire regarding any water or foundation issues at the Morse Street properties, because of prior contaminated soil from the former gun factory. HHA has not experienced any issues since the contaminated soil was removed and the foundations for this property are above ground with walk out basements.

Section 8 Update: No report.

Maintenance Update: No report.

NEW BUSINESS: No report.

EXECUTIVE SESSION:

At 1:00 p.m. a motion was made by Commissioner John Cabral, Jr., and seconded by Commissioner Philip Goldblatt to enter into Executive Session.

Employee matters were discussed.

At 1:10 p.m. a motion was made by Commissioner Philip Goldblatt, and seconded by Commissioner John Cabral, Jr. to exit Executive Session.

ADJOURNMENT: A motion was made by Commissioner Philip Goldblatt, and seconded by Commissioner Nichole Jefferson to adjourn the meeting. **Motion carried.** The meeting was adjourned at 1:11 p.m.

Respectfully submitted,

Hazelann B. Cook
Secretary
10/10/2024