

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on November 14, 2024 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:30 p.m. by Chairwoman Mary DeSarbo.

**ROLL CALL:** Chairwoman Mary DeSarbo  
Commissioner Philip Goldblatt  
Commissioner Nichole Jefferson  
Commissioner Robin LaFrance  
Executive Director, Hazelann B. Cook  
Deputy Director, Denise DeMaio  
Facilities Manager, Gabe Dadio

**Absent:** Commissioner John Cabral, Jr.

**PUBLIC OPINION:** None.

**APPROVAL OF PREVIOUS MINUTES:**

A motion was made by Commissioner Philip Goldblatt to approve the minutes from the October 10, 2024 meeting; seconded by Commissioner Robin LaFrance. **Motion carried.**

**EXECUTIVE DIRECTOR’S REPORT:**

**Congregate Housing Rehab:** Mrs. Cook reported that the generator has been delivered and will be installed before next week. Parking lot work will begin the Monday after Thanksgiving. Permission has been obtained from Quinnipiac University to use their parking lot across the street from the Congregate Facility. All of the lighting for the parking lot has been installed, and the parking lot work should take about three to four days for the work to be completed. The public bathroom will be done by Thanksgiving.

Mrs. Cook also reported that we will be receiving energy rebates from U.I., which will be used to purchase new dining room tables, chairs and lounge furniture at Congregate.

**Updating to Solar Energy for E/D Housing Units:** Mrs. Cook reported that we are completing the paperwork for Hamden Village as CHFA required some additional paperwork for that project. The Connecticut Green Bank will be coming on December 6<sup>th</sup> to do some site work, and the installation will take place during the spring or summer of 2025.

**Priority Needs Grant – Centerville Village Roofs:** The consultant has reported that CHFA will more than likely approve the grant for the roofs only if we install a full gutter system on all buildings. This will require us to hire an architect and the grant will probably be over \$300,000 with the additional work.

**WYND Smoking Detectors:** Gabe Dadio reported the additional wi-fi boosters have been installed and all the apartments at Mt. Carmel have sufficient wi-fi coverage for the smoking detectors. The smoking detector units for Hamden Village are scheduled to be delivered in January 2025.

**Thanksgiving Turkeys:** Mrs. Cook reported that the Housing Authority will be purchasing 20 turkeys to be donated to the Town food bank for the upcoming Thanksgiving Day holiday. In addition, four additional turkeys will be purchased and delivered to the families at the affordable housing units on Morse Street.

**CORRESPONDENCE:** None.

**IN-HOUSE TREASURER'S REPORT:**

**Monthly Bills:** Anna Pellino reviewed monthly bills for October 2024.

**OLD BUSINESS:**

**Washer and Dryer Report:** The coin collections for the month of October were \$1,937.

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

**Congregate Housing & Assisted Living Update** – Mrs. Cook reported there was a small outbreak of COVID in the building, but it was contained rather quickly.

**Affordable Housing Update:** In order to be in compliance with DEEP, HHA will be hiring a professional environmentalist in 2025 to inspect the back of the Morse Street properties to be sure there are no pollutants in the soil from the clean-up done on the property directly behind the units. The property will need to be evaluated every year by HHA and every five years by a professional environmentalist.

**Section 8 Update:** No report.

**Maintenance Update:** Gabe Dadio reported that a new leaf loader had to be purchased as the current one finally needed to be replaced. The cost was \$5,000.

**NEW BUSINESS:** No report.

**EXECUTIVE SESSION:** None.

**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 1:25 p.m.

Respectfully submitted,



Hazelann B. Cook  
Secretary  
11/14/2024