

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on January 9, 2025 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 November 14, 2024 meeting; seconded by Commissioner Robin LaFrance. **Motion carried.**

**EXECUTIVE DIRECTOR'S REPORT:**

**Congregate Housing Rehab:** Mrs. Cook reported that the generator is installed and it will be fueled, then tested and commissioned on January 22<sup>nd</sup>. The parking lot has been completed, and the lines for the parking spaces will be done. The outdoor lighting is also complete and we were able to order lounge furniture and dining room chairs and tables with the grant money.

**Updating to Solar Energy for E/D Housing Units:** Mrs. Cook reported that Connecticut Green Bank did the site work on December 6<sup>th</sup> and the installation looks to be in the spring or summer of this year.

**Priority Needs Grant – Centerville Village Roofs:** The Town Building Department official reviewed the roofs we do not need the underground water system when doing the gutters on these buildings. This will save a great deal of time and money. The work will be started in the spring, provided the grant money is received.

**WYND Smoking Detectors:** The additional wi-fi boosters have been installed and the smoking detectors at Mt. Carmel are now fully operational.

**CORRESPONDENCE:** None.

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

**Monthly Bills:** Anna Pellino reviewed monthly bills for November & December 2024.

**OLD BUSINESS:**

**Washer and Dryer Report:** The coin collection for the month of November 2024 was \$1,052, and for December 2024 it was \$1,482.

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

**Congregate Housing & Assisted Living Update** – Mrs. Cook reported that a new weekend cook and server have been hired.

**Affordable Housing Update:** Mrs. Cook reported she plans to have the staff contact the residents there to see how the electric bills are now that the solar system has been up and running for several months.

**Section 8 Update:** No report.

**Maintenance Update:** No report.

**NEW BUSINESS:**

**Base Rent Increases:** Base rent increases for all the Villages, Congregate, and Affordable housing were discussed.

**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.**

**EXECUTIVE SESSION:** At 1:30 p.m., a motion was made by Commissioner Philip Goldblatt and seconded by Commissioner Nichole Jefferson to move into Executive Session.

Tenant matters were discussed.

At 1:40 p.m. a motion was made by Commissioner Philip Goldblatt and seconded by Commissioner Nichole Jefferson to exit Executive Session.

**ADOURNMENT**: A motion was made by Commissioner Philip Goldblatt, and seconded by Commissioner Robin LaFrance to adjourn the meeting. **Motion carried**. The meeting was adjourned at 1:41 p.m.

Respectfully submitted,

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Hazelann B. Cook, Secretary  
1/9/2025