

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on February 13, 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, John Cabral Jr.  
Commissioner, Robin LaFrance  
Executive Director, Hazelann B. Cook  
Facilities Manager, Gabe Dadio

**ABSENT:** Commissioner Phillip Goldblatt  
Commissioner Nichole Jefferson  
Deputy Director Denise DeMaio

**PUBLIC OPINION:** None.

**APPROVAL OF PREVIOUS MINUTES:**

A motion was made by Commissioner John Cabral Jr. to approve the minutes from the January 9, 2025 meeting; seconded by Commissioner Robin LaFrance. **Motion carried.**

**EXECUTIVE DIRECTOR’S REPORT:**

**Congregate Housing Rehab:** Mrs. Cook reported that the generator is installed and fueled, on Monday February 10, 2025 it ran a 6 hour test cycle and worked well. The renovations continue to go well and we are currently waiting for the new lounge furniture, dining room chairs and tables.

**Updating to Solar Energy for E/D Housing Units:** Mrs. Cook reported that Katie Shelton from Connecticut Green Bank is currently in the process of selecting contractors. Installation looks to begin the end of 2025 or early 2026.

**Priority Needs Grant – Centerville Village Roofs:** Mrs. Cook reported that the grant was approved for \$245,077 for Centerville Village roofs and gutters. The work will be started hopefully in the spring of 2025.

**WYND Smoking Detectors:** Smoking detectors at Mt. Carmel are now fully operational. Centerville Village is the next property to have the detectors installed. We are currently working on getting the 40 smoking detectors from the company.

**Lease Changes:** Mrs. Cook discussed changes that must be made to the current lease. We received notice from the state that guns are now allowed on our property. She is in touch with Attorney Karen Kravetz to draft letters to all residents that explains the changes as well as where firearms are prohibited such as in HHA offices and in common areas. Mrs. Cook will be keeping the Board up to date concerning this change.

**CORRESPONDENCE:** None.

**IN-HOUSE TREASURER’S REPORT:**

**Monthly Bills:** Anna Pellino, Office Manager, reviewed monthly bills for January 2025 as well as the Financial Statements completed by fee accountant Jack Blosky.

**OLD BUSINESS:**

**Washer and Dryer Report:** The coin collection for the month of January was \$1,631.

**Centerville Village, Hamden Village & Mt. Carmel Village Updates:** We owe a balance on the Hamden Village Pre-development loan. The bidding came over the originally budgeted amount for the renovation. We were told that we were able to use the pre-development loan on other items that needed completion such as concrete sidewalks. The funds being owed are \$94,951.00. HHA currently has \$132,802 in an operating reserves escrow with CHFA. Mrs. Cook will be in touch with CHFA to inquire if we are able to use the reserves to pay back the loan to DOH. After review and discussion, a motion was made by Commissioner Cabral Jr., and seconded by Commissioner La France to pay the amount of \$94,951 due to DOH. **Motion carried. RESOLUTION ATTACHED.**

**Congregate Housing & Assisted Living Update** – HHA staff continues to work diligently in filling the vacancies. Mrs. Cook reported that a 2<sup>nd</sup> open house is scheduled for February 18<sup>th</sup>, 2025 to show prospective residents the facility.

**Affordable Housing Update:** No report.

**Section 8 Update:** No report.

**Maintenance Update:** No report.

**NEW BUSINESS:** Jason Geel, CPA from Maletta and Company, joined in from Zoom and reviewed the Audit for year ending June 30, 2024. He stated financials for all programs are in good order.

**EXECUTIVE SESSION:** At 1:20 p.m., a motion was made by Commissioner John Cabral Jr. and seconded by Commissioner Robin LaFrance to move into Executive Session.

Tenant matters were discussed.

At 1:47 p.m. a motion was made by Commissioner John Cabral Jr. and seconded by Commissioner Robin LaFrance to exit Executive Session.

**ADJOURNMENT:** A motion was made by Commissioner John Cabral Jr., and seconded by Commissioner Robin LaFrance to adjourn the meeting. **Motion carried.** The meeting was adjourned at 1:49 p.m.

Respectfully submitted,

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Hazelann B. Cook, Secretary  
2/13/2025

**RESOLUTION – 2025-01**

Be it resolved, on a motion was made by Commissioner Cabral, Jr., and seconded by Commissioner LaFrance, the Hamden Housing Authority does hereby accept the amount of \$94,951 being paid back to DOH concerning the Hamden Village Pre-Development loan.

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

**Ayes**

Commissioner Cabral, Jr.  
Commissioner LaFrance

**Nays**

**Absent**

Commissioner Jefferson  
Commissioner Goldblatt

Respectfully submitted,

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Hazelann B. Cook, Secretary  
2/13/2025