

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on May 8, 2025 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:24 p.m. by Chairwoman Mary DeSarbo.

ROLL CALL: Chairwoman, Mary DeSarbo
Commissioner John Cabral, Jr.
Commissioner, Phillip Goldblatt
Commissioner, Nichole Jefferson
Commissioner, Robin LaFrance
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Facilities Manager, Gabe Dadio
Office Manager, Anna Pellino
Fee Accountant, Jack Blosky (via Zoom)
Human Resources, Courtney Horton
Administrative Assistant, Elizabeth Pellino

Absent:

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner John Cabral Jr. made a motion to accept the minutes from the April 10, 2025 meeting; seconded by Commissioner Phillip Goldblatt. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing Rehab: Mrs. Cook reported the radon mitigation systems have been installed and the work should be completed soon. The install of the machines will not interfere with the residents in any way. The markings for the parking lot for residents, staff, and visitors will be done soon.

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported the lease agreement has been received from Green Bank for the solar panels for Centerville village. It is currently under review by our Attorney. Installation is still scheduled for the end of 2025 beginning of 2026.

Priority Needs Grant: Centerville Roofs: Mrs. Cook reported the company AVT Construction has been hired to install the new roofs. The company has applied for permits from the Town of Hamden to begin the work and are waiting to receive the permits for each of the ten buildings.

WYND Smoking Detectors: No report.

CORRESPONDENCE: None.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills – Anna Pellino, Office Manager, reviewed and discussed the April 2025 bills.

Quarterly Financial Statements: Jack Blosky, Fee Accountant, reviewed the Quarterly Financial Statements for all programs via Zoom.

OLD BUSINESS:

Washer and Dryer Report: \$686.00

Centerville Village, Hamden Village & Mt. Carmel Village Updates: The new amendments concerning firearms and grievance hearings for unpaid rent have been added to the lease. Mrs. Cook reported residents will be signing the new leases starting in June.

Congregate Housing Update: The new weekday Chef and weekend Chef have been hired and the residents are very pleased.

Affordable Housing Update: Mrs. Cook reported a questionnaire has been filled out concerning the foundations and property. This will put us on the list for an assessment to be completed by the Town of Hamden to continue to monitor our properties. The back of this property was on a landfill however it has been remediated and continues to be monitored.

Section 8 Update: None.

Maintenance Update: Gabe Dadio reported that a new coin machine for the laundry room has been installed at Hamden Village and is working well for the residents. A new smoking shed will be installed at Mount Carmel Village.

NEW BUSINESS:

CT Family Medical Leave Policy & CT Paid Leave Policy: Courtney Horton, Human Resources, presented information on the following policies to the Commissioners. The **CT Family Medical Leave Policy** provides job protection for employees taking up to 12 weeks of unpaid medical leave. Employees are required to use their available vacation, sick, and/or personal leave, though they may reserve up to two weeks. The **CT Paid Leave Policy**, administered through the CT Paid Leave Authority website, offers up to 12 weeks of income replacement during medical leave; however, it does not guarantee job protection.

A motion was made by Commissioner Phillip Goldblatt, and seconded by Commissioner Nichole Jefferson to accept the CT Family Medical Leave Policy & CT Paid Leave Policy. **Motion carried.**

RESOLUTION ATTACHED.

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

Tenant matters were discussed.

At 1:25 p.m. a motion was made by Commissioner John Cabral Jr. and seconded by Commissioner Nichole Jefferson to exit Executive Session.

ADJOURNMENT: A motion was made by Commissioner John Cabral Jr. to adjourn the meeting, seconded by Commissioner Nichole Jefferson. **Motion carried**. The meeting was adjourned at 1:26 p.m.

Respectfully submitted,

Hazelann B. Cook, Secretary
5/8/25

RESOLUTION – 2025-13

Be it resolved, on a motion was made by Commissioner Goldblatt and seconded by Commissioner Jefferson, the Hamden Housing Authority does hereby approve the Connecticut Family Medical Leave Policy and Connecticut Paid Leave Policy.

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

Ayes

Commissioner Cabral
Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Respectfully submitted,

Hazelann B. Cook, Secretary
5/8/2025