

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on May 14, 2026 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:05 p.m. by Chairwoman Mary DeSarbo.

**ROLL CALL:**

Chairwoman, Mary DeSarbo  
Commissioner, Phillip Goldblatt  
Commissioner, Nichole Jefferson  
Commissioner, David Scudder  
Executive Director, Hazelann B. Cook  
Deputy Director, Denise DeMaio  
Facilities Manager, Gabe Dadio  
Administrative Assistant, Elizabeth Mucha  
Jason Geel, CPA (via Zoom)  
Karen Baldwin-Kravetz, Esq

**Absent:** Commissioner John Cabral Jr.

**PUBLIC OPINION:** None.

**APPROVAL OF PREVIOUS MINUTES:** Commissioner Goldblatt made a motion to accept the minutes from the April 9, 2026 meeting; seconded by Chairwoman Mary DeSarbo. **Motion carried.**

**June 30,2025 Audit:** Jason Geel, CPA, joined in via Zoom and reviewed the Audit for year ending June 30,2025. He stated financials for all programs are in good order. In addition, we discussed the decrease in funding for the Federal Program and the potential affects it may have on the Housing Authority.

At 12:07 p.m., a motion was made by Chairwoman DeSarbo and seconded by Commissioner Goldblatt to enter the Executive session.

Personnel matters were discussed.

At 1:07 p.m., a motion was made by Chairwoman DeSarbo and seconded by Commissioner Goldblatt to exit the executive session.

**State Requirement for Commissioners:** Mrs. Cook stated it was time for the required Commissioners Training to take place. The training was conducted by Attorney Karen Baldwin-Kravetz.

**ADJOURNMENT:** A motion was made by Commissioner Goldblatt to adjourn the meeting, seconded by Commissioner Jefferson. **Motion carried.** The meeting was adjourned at 2:20 p.m.

Respectfully submitted,

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Hazelann B. Cook, Secretary  
5/14/26