Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on October 8, 2026 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:20 p.m. by Vice Chairman John Cabral Jr.

ROLL CALL:

Commissioner, John Cabral Jr.
Commissioner, Phillip Goldblatt
Commissioner, Nichole Jefferson
Commissioner, David Scudder Jr.
Executive Director, Hazelann B. Cook
Facilities Manager, Gabe Dadio
Office Manager, Anna Pellino
Administrative Assistant, Elizabeth Mucha

Absent: Chairwoman, Mary DeSarbo
Deputy Director, Denise DeMaio

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner Cabral made a motion to accept the minutes from the September 10, 2026 meeting; seconded by Commissioner Goldblatt. **Motion carried**.

EXECUTIVE DIRECTOR'S REPORT:

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported the installation of solar panels at Mount Carmel is close to being completed. Installation for Hamden Village is scheduled to begin on October 29th and Mrs. Cook will be meeting with residents in the coming weeks. We continue to work with Greenbank regarding the installation of the panels for Centerville Village and Congregate Housing.

Priority Needs Grant – Centerville Roofs: Mrs. Cook reported Steve Ball is working on the closing of this project.

CORRESPONDENCE: Mrs. Cook was contacted by the Town of Hamden regarding their Master Plan. She will be meeting with them at the end of the month.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills – Anna Pellino, Office Manager, reviewed and discussed the September 2026 bills.

OLD BUSINESS:

Washer and Dryer Report: $1,465 for the month of September

Congregate Housing Update: No update.

Centerville Village Update: No update.

Mount Carmel Village Update: No update.

Hamden Village Update: No update.

Affordable Housing Update: No update.

Maintenance Update: No update.

Section 8 Update: As discussed in prior meetings concerning the decrease in funding for federal programs, the Housing Authority continues to work with the shortfall team at HUD to discuss cost saving options.

NEW BUSINESS: Mrs. Cook discussed a change that would need to made for the chef's job description for Congregate and a resolution would need to be passed. A motion was made by Commissioner Jefferson and seconded by Commissioner Scudder to make a change to the job description for the Congregate Food Service Chef. **Motion carried**. **RESOLUTION ATTACHED**.

Mrs. Cook reported Hamden Housing will be entering in a contract and services with BDO who will now be the Fee Accountant. Mrs. Cook stated a resolution will need to be passed authorizing the Executive Director to sign the contract with BDO. A motion was made by Commissioner Goldblatt and seconded by Commissioner Scudder authorizing the Executive Director to sign the contract with BDO . **Motion carried**. **RESOLUTION ATTACHED**.

Executive Session:

At 12:50p.m., a motion was made by Commissioner Goldblatt and seconded by Commissioner Cabral to move into Executive Session.

Personnel matters were discussed.

At 1:05 p.m. a motion was made by Commissioner Cabral and seconded by Commissioner Goldblatt to exit the Executive Session.

ADJOURNMENT: A motion was made by Commissioner Jefferson to adjourn the meeting, seconded by Commissioner Cabral. **Motion carried**. The meeting was adjourned at 1:15 p.m.

Respectfully submitted,

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Hazelann B. Cook, Secretary
10/8/26

RESOLUTION – 2026-18

Be it resolved on a motion made by Commissioner Jefferson and seconded by Commissioner Scudder the Hamden Housing Authority does hereby agree to update the job description for a Chef at Congregate

Vice Chairman Cabral, upon calling for a roll call, the "Ayes" and the "Nays" are as follows:

Ayes	Nays	Absent
Commissioner Goldblatt		Chairwoman DeSarbo
Commissioner Scudder Jr.		
Commissioner Jefferson		

Respectfully submitted,

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Hazelann B. Cook, Secretary
10/8/2026

RESOLUTION – 2026-19

Be it resolved on a motion made by Commissioner Goldblatt and seconded by Commissioner Scudder. the Hamden Housing Authority does hereby agree and authorize the Executive Director signing the contract with BDO as the new Fee Accountant.

Vice Chairman Cabral upon calling for a roll call, the "Ayes" and the "Nays" are as follows:

Ayes	**Nays**	**Absent**
Commissioner Goldblatt		Chairwoman DeSarbo
Commissioner Scudder Jr.		
Commissioner Jefferson		

Respectfully submitted,

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Hazelann B. Cook, Secretary
10/8/2026