

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on November 13, 2025 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:10 p.m. by Executive Director Hazelann B. Cook.

ROLL CALL:

Commissioner, Philip Goldblatt
Commissioner, Nichole Jefferson
Commissioner, Robin LaFrance
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Facilities Manager, Gabe Dadio
Office Manager, Anna Pellino
Administrative Assistant, Elizabeth Pellino

ABSENT: Chairwoman, Mary DeSarbo
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 October 9, 2025 meeting; seconded by Commissioner Nichole Jefferson. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing Rehab: Mrs. Cook reported there are still problems with the heating system however a valve block has been ordered and will arrive Mid-December. The replacement will take about three days to complete but the residents will still have heat in their units.

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported the install will most likely begin in the Spring of 2026. The residents will save around \$20 monthly on their electric bills. Mrs. Cook was informed that 100 trees will need to be removed at Hamden Village prior to the solar panel install. However, they will be replaced with other trees around the village. Gabe Dadio has contacted our arborist and he will be involved with the tree replacement as well.

Centerville Roof Replacement/Gutter Install: Maintenance has begun digging dry wells to direct the water from the sidewalk to avoid pooling and freezing.

Heat Pump Replacement: Mrs. Cook reported she attended a Zoom meeting with Denise DeMaio and Gabe Dadio regarding a potential grant for heat pump replacements. Hamden Housing Authority is looking for a grant to replace 190 heat pumps as the units are beginning to age out after 15 years and the replacement of parts in the current units are costly.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills: Anna Pellino, Office Manager, reviewed the October monthly bills.

OLD BUSINESS:

Washer and Dryer Report: The coin collections for the month of October 2025 were \$1,834.

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

Congregate Housing & Assisted Living Update: No report.

Affordable Housing Update: Mrs. Cook reported a tenant at our Affordable Housing Complex will be moving out and HHA staff will be contacting potential tenants off of our Section 8 waiting list.

Section 8 Update: Denise DeMaio reported that Hamden Section 8 has finished meeting with the clients at Davenport Dunbar who will be receiving Tenant Protection Vouchers. Hamden HA will be receiving a monthly administrative fee from the Contractor, J. D'Amelia & Associates for the management of these clients.

Maintenance Update: No report.

NEW BUSINESS: Mrs. Cook discussed an addition being made to Hamden HA 457-B plan for its employees. The addition will be a Roth deferral plan to the current 457 plan.

A motion was made by Commissioner Phillip Goldblatt, and seconded by Commissioner Nichole Jefferson to accept the addition of the Roth deferral plan. **Motion carried. RESOLUTION ATTACHED.**

EXECUTIVE SESSION: None.

ADJOURNMENT: A motion was made by Commissioner Philip Goldblatt, and seconded by Commissioner Nichole Jefferson to adjourn the meeting. **Motion carried.** The meeting was adjourned at 1:00 p.m.

Respectfully submitted,

Hazelann B. Cook
Secretary
11/13/2025

RESOLUTION – 2025-17

Be it resolved, on a motion was made by Commissioner Goldblatt and seconded by Commissioner Jefferson, the Hamden Housing Authority does hereby approve Roth deferral plan to the Hamden Housing Authority's current 457-B plan.

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

Ayes

Commissioner Jefferson
Commissioner Goldblatt
Commissioner La France

Nays

Absent

Chairwoman Mary DeSarbo
Commissioner Cabral

Respectfully submitted,

Hazelann B. Cook, Secretary

11/13/2025