

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on February 12, 2026 at the Hamden Housing Authority Office – 51 Worth Avenue, Hamden, Connecticut. The meeting was called to order at 12:10 p.m. by Chairwoman Mary DeSarbo.

ROLL CALL: Chairwoman Mary DeSarbo
Commissioner John Cabral Jr.
Commissioner Philip Goldblatt
Commissioner Nichole Jefferson
Executive Director, Hazelann Cook
Facilities Manager, Gabe Dadio
Office Manager, Anna Pellino
Administrative Assistant, Elizabeth Mucha

ABSENT: Deputy Director, Denise DeMaio

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: A correction to the previous minutes was made concerning Dr. Philip Goldblatt being listed as Chairman. A motion was made by Commissioner John Cabral Jr. to approve the minutes from the January 8, 2026 meeting; seconded by Commissioner Philip Goldblatt. **Motion carried.**

EXECUTIVE DIRECTOR'S REPORT:

Congregate Housing Rehab: Mrs. Cook reported that we have not closed on the project as of yet. A heat blower was purchased for the vestibule of the Congregate building. The automatic door closes slowly because it is handicap accessible which gives extra time for an individual to walk through. The blower would keep the cold air from making the entire entrance very cold. It should be installed within the coming weeks.

Updating to Solar Energy for E/D Housing Units: Mrs. Cook met with arborist Geoff Harris and Chairman of Tree Commission Michael Montgomery concerning the removal and replacement of trees at Hamden Village. Mrs. Cook reported she is in contact with Nikki and Katie at Greenbank to be sure this part of the project runs smoothly.

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

CORRESPONDENCE: In last months meeting it was discussed that we had received correspondence from the Town of Hamden that require us to register all of our properties and units. HHA staff registered all properties and units and we have received notification we are compliant.

IN-HOUSE TREASURER'S REPORT:

Monthly Bills: Anna Pellino reviewed monthly bills for January 2026. Mrs. Cook reported she will be working with Fee Accountant Jack Blosky to discuss budgets for the next fiscal year.

OLD BUSINESS:

Washer and Dryer Report: The coin collection for the month of January was \$1,553.

Centerville Village, Hamden Village & Mt. Carmel Village Updates: Mrs. Cook reported the staff is working on the recertification of all residents. Mrs. Cook also reported residents receiving SRAP subsidy (only at Hamden Village) are required to complete a recertification packet for the subsidy program. Staff members met with the residents last week to have the packets completed in time for their recertification.

Congregate Housing & Assisted Living Update: No report.

Affordable Housing Update: There is currently one vacancy and the unit is being worked on and we have begun to show the unit to potential residents from our Section 8 waiting list.

Section 8 Update: No report.

Maintenance Update: No report.

NEW BUSINESS:

Election of Officers: The election of the Board of Commissioners was held. For the purposes of the election, Hazelann Cook – Executive Director – assumed the Office of the Chairman of the Board of Commissioners.

Chairman Cook cast one (1) ballot for the following nominations:

Office of Chairperson – Commissioner Mary DeSarbo
Office of Vice Chairman – Commissioner John Cabral Jr.
Office of Treasurer – Commissioner Philip Goldblatt
Office of Vice Treasurer – Commissioner Nichole Jefferson
Office of Secretary – Executive Director Hazelann Cook

Chairman Cook called for the nominations three (3) times. No other nominations were made and the nominations were closed. The Secretary cast one (1) ballot to accept the slate of officers as presented.

Motion Carried.

EXECUTIVE SESSION: None.

ADJOURNMENT: A motion was made by Commissioner John Cabral Jr., 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
2/12/2026