

Minutes of the meeting of the Board of Commissioners of the Hamden Housing Authority held on June 11, 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, David Scudder
Executive Director, Hazelann B. Cook
Deputy Director, Denise DeMaio
Facilities Manager, Gabe Dadio
Office Manager, Anna Pellino
Administrative Assistant, Elizabeth Mucha

Absent: Commissioner John Cabral Jr.
Commissioner, Nichole Jefferson

PUBLIC OPINION: None.

APPROVAL OF PREVIOUS MINUTES: Commissioner Goldblatt made a motion to accept the minutes from the May 14, 2026 meeting; seconded by Commissioner Scudder. **Motion carried.**

EXECUTIVE DIRECTOR’S REPORT:

Updating to Solar Energy for E/D Housing Units: Mrs. Cook reported the installation of solar panels is set to begin in the summer/fall of this year. Tree removal will be completed after the installation is completed. Mrs. Cook reported to the Commissioners she has been in contact with Greenbank regarding the financial benefit to residents. She explained the financial benefit of 20-percent would reflect on the resident’s bills each month, a certain percentage to Hamden Housing and the remaining 60-percent to Greenbank. To help our residents with more savings, a motion was made by Commissioner Goldblatt and seconded by Commissioner Scudder for the Hamden Housing Authority to give their share of profits back to the residents. **Motion carried. RESOLUTION ATTACHED.**

Priority Needs Grant – Centerville Roofs: Mrs. Cook reported the closing for the roofs and gutters is still being worked on.

CORRESPONDENCE: None.

IN-HOUSE TREASURER’S REPORT:

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

OLD BUSINESS:

Washer and Dryer Report: \$1,474 for the month of April and \$650 for the month of May

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

Congregate Housing Update: No update.

Affordable Housing Update: No update.

Section 8 Update: As discussed in the May meeting concerning the decrease in funding for federal programs, the Housing Authority will be working with the shortfall team at HUD to discuss cost saving options. We will have more information to report at the next board meeting.

Maintenance Update: No update.

NEW BUSINESS:

2025 Annual Report: Mrs. Cook shared Hamden Housing's 2025 Annual Report with the Commissioners.

Executive Session: None.

ADJOURNMENT: A motion was made by Commissioner Scudder to adjourn the meeting, seconded by Commissioner Goldblatt. **Motion carried.** The meeting was adjourned at 12:30 p.m.

Respectfully submitted,

Hazelann B. Cook, Secretary

6/11/26

RESOLUTION – 2026-10

Be it resolved, on a motion was made by Commissioner Goldblatt, and seconded by Commissioner Scudder the Hamden Housing Authority does hereby accept to give Hamden Housing Authority's profit share for solar energy back to the residents.

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

Ayes

Chairwoman DeSarbo
Commissioner Goldblatt
Commissioner Scudder

Nays

Absent

Commissioner Cabral Jr.
Commissioner Jefferson

Respectfully submitted,

Hazelann B. Cook, Secretary
6/11/26