Derby Housing Authority
February 05, 2026

MINUTES

Time: 6:32 pm - 7:04 pm

Call to Order:
Chairperson Linda Fusco called the meeting to order at 6:32 pm, followed by the Pledge of Allegiance.

Roll Call:

Present: Loretta Sexton, Robert Lisi, Linda Fusco

Also Present: Khallid Graham, Maria Stoute

Absent (Excused): None

Additions, Deletions, Corrections:

Linda Fusco requested that the spelling of "Redon" be changed to "Radon" in the agenda and that new business be added for post-mitigation sampling.

Motion:
Bob Lisi made a motion to accept both additions. Loretta Sexton seconded. Motion carried.

Public Portion:
Mrs.Palmer discussed concerns regarding heating costs and building maintenance at Cicia Manor. The Board acknowledged the concerns and advised that the matter would be discussed further during New Business.

Old Business:

Monthly Update from Maria Stoute (Imagineers):
Maria Stoute updated everyone on the new payment standards that went into effect on January 1st. She further provided information on a new bill passed by the president to help fund through 2026.

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Update on Radon:
Khallid Graham provided an update regarding the radon remediation project. Monitoring and follow-up inspections continue, residents continue receiving updates regarding building access and maintenance schedules, and system operations are being reviewed to ensure continued compliance. The Board discussed ongoing oversight and resident communication.

Need for an RFP for the Landscaping:
The Board discussed the need to prepare and issue a Request for Proposals (RFP) for landscaping services. No further Discussion.

New Business:

Discussion of Heating Bills at Cicia Manor/Question of Increase Due to Radon Treatment Fans:
The Board discussed resident concerns regarding heating bills at Cicia Manor and whether increased utility costs may be related to the radon treatment fans. Khallid Graham explained that the systems are being monitored and additional review of utility usage may be necessary. Commissioners discussed gathering additional information regarding electrical and heating costs associated with the remediation systems.

Post - Mitigation Sampling Proposal
The Board discussed a proposal for post-mitigation sampling after the removal of radon treatment; unsure of a price.

Motion:
Bob Lisi made a motion to sign a proposal pending the final dollar amount. Linda Fusco seconded. Motion carried.

Subsidized Housing Coordinator's Report:

Vacancy Report:
Khallid provided the vacancy report. Several vacant units are currently being prepared for occupancy, recent move-ins have reduced overall vacancy levels, maintenance and turnover work continue as scheduled, and waiting list activity remains steady.

Adjournment:
Bob Lisi made a motion to adjourn the meeting at 7:04 pm. Loretta Sexton seconded the motion. Motion carried.

Respectfully submitted,
Kaelyn DiMartino
Kaelyn DiMartino

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