# Derby Housing Authority
# April 3, 2025

# MINUTES

**Time:** 6:32 pm - 7:02 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

**Public Portion:**
Mrs.Palmer inquired about the status of testing and questioned why lease redeterminations were being conducted earlier than expected. Khallid Graham clarified that they are actually being conducted later than usual. Mrs.Palmer had additional concerns about residents disposing of furniture improperly in dumpsters, questions regarding Autumn (the new hire), and questions about the newsletters and listed activities.

**Approval of Minutes:** Minutes from the previous meeting were not available for approval.

**Old Business:**

**Monthly Update from Imagineers:**
Maria Stoute reported no major updates. The Housing Authority has not yet received its 2025 funding notice from HUD. Notices are expected on May 14, at which point the budget will be determined. It is anticipated to remain similar to 2024. The Derby Housing Authority is currently operating at a deficit and is projected to remain in a slight shortfall by year-end. Some additional information includes: No vouchers will be issued at this time, cost-saving measures are ongoing, operations are currently at a standstill, the goal is to avoid removing participants from the program, the Housing Assistance Voucher Program will not be affected, and the Hartford HUD office has had minimal staffing reductions.

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**Update on Radon/Asbestos Remediation at Cicia Manor:**
Khallid Graham reported that drilling for testing has been completed following an earlier issue with the technician. Radon testers are scheduled to conduct airflow testing on Monday at approximately 11:00 am. Results will follow, and further consultation will occur based on findings.

**Updates on Structural Repairs at Guardiano Terrace:**
Linda Fusco contacted A Cut Above Construction to coordinate sending a representative to sign the contract and collect the $21,000 payment.

**Updates on Prices for Roof Repair at Stygar Terrace:**
Two proposals were received which are $3,600 and $3,370. Due to aging infrastructure, full roof replacement will eventually be necessary. However, Immediate repairs are needed due to water entering the building at Lakeview. Khallid Graham recommended selecting the lower-cost option due to anticipated future expenses.

**Motion:** Linda Fusco made a motion to accept the $3,370 proposal from Preferred Roofing. Robert Lisi seconded the motion. Motion carried.

**New Business:**

**Discussion and Possible Action on Plumbing Issue at Stygar Terrace:**
Khallid Graham reported that Frank Pepe Plumbing inspected the issue and performed pipe cleaning. However, due to the age of the pipes, problems may persist.

**Subsidized Housing Coordinator's Report:**

**Financial Report:**
Progress is being made on the waitlist and unit showings, although several applicants have declined available units. There were three move-outs this month, and there are currently 11 vacant units, with two pending lease signings. Linda Fusco suggested reopening the waitlist, and minor repairs, including cabinet installation and finishing work, still need to be completed in two units.

**Adjournment:**
Loretta Sexton made a motion to adjourn the meeting at 7:02 pm. Robert Lisi seconded the motion. Motion carried.

**Respectfully submitted,**
*Kaelyn DiMartino*
**Kaelyn DiMartino**

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