Derby Housing Authority
January 08, 2026

MINUTES

Time: 6:30 pm - 6:51 pm

Call to Order:
Chairperson Linda Fusco called the meeting to order at 6:30 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:

Khallid Graham requested the addition of maintenance raises.

Motion:
Linda Fusco made a motion to add the addition under old business. Robert Lisi seconded. Motion carried.

Public Portion:
Mrs. Palmer discussed motorbikes being parked on the sidewalk and the resulting difficulty accessing apartments. She also mentioned ongoing maintenance concerns and requested updates on building improvements and radon remediation. The Board acknowledged the concerns and advised that updates would continue to be communicated to residents.

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

Old Business:

Monthly Update from Maria Stoute (Imagineers):
Maria Stoute from Imagineers provided a monthly update regarding voucher utilization, occupancy activity, and HUD compliance matters. Discussion included resident placements, funding updates, and continued coordination with Housing Authority operations.

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Update on Radon/Asbestos Remediation at Cicia Manor:
Khallid Graham provided an update regarding the remediation project at Cicia Manor. Follow-up testing and inspections continue, remaining project items are being addressed, residents continue to receive updates regarding scheduling and building access, and monitoring of remediation systems remain ongoing. The Board discussed continued oversight of the project and resident communication.

Update on Maintenance Raises:
Khallid Graham discussed a raise for the maintenance personnel that was pending a maintenance review submitted to the Commissioners. No further discussion.

Motion:
Bob Lisi made a motion to approve the raises. Lorretta Sexton seconded. Motion carried.

New Business:
None

Subsidized Housing Coordinator's Report:

Financial Report:
Khallid Graham provided the monthly financial report. Discussion included operating expenses, maintenance costs, and overall financial stability.

Elderly Resident Complexes:
Khallid Graham discussed updates regarding the elderly resident complexes, including maintenance requests, resident concerns, and winter operations. The Board discussed continued maintenance scheduling and resident support services.

Miscellaneous Business:
None

Adjournment:
Bob Lisi made a motion to adjourn the meeting at 6:51 pm. Loretta Sexton seconded the motion. Motion carried.

Respectfully submitted,
Kaelyn DiMartino
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