

HOUSING AUTHORITY CITY OF DERBY  
101 West Fourth Street  
P.O. Box 843 Derby, CT 06418  
(203)735-6652 Telephone  
(203)734-0204 Fax

Board of Commissioners  
Linda Fusco, Chairperson  
Adam Pacheco, Vice Chairman  
Kathleen Ducharme, Secretary  
Robert Lisi, Treasurer  
Michael Mazzola, Resident Commissioner

---

## **Derby Housing Authority Special Meeting Minutes November 25, 2019**

The Derby Housing Authority meeting was called to order at 6:30 pm by and was followed by the Pledge of Allegiance.

### **Roll Call**

**Present:** Linda Fusco, Chairperson, Adam Pacheco, Vice-Chairperson, Robert Lisi, Treasurer, Michael Mazzola, Resident Commission

**Also Present:** Ellen Oczkowski, Ken Schultz from Imagineers LLC

**Absent:** Kathleen Ducharme

### **NEW BUSINESS:**

#### **Presentation by Ken Schultz from Imagineers.**

Ms. Fusco stated that she discussed the current issues facing the DHA with the Janet Wortman who highly recommended the company Imagineers Inc. Janet suggested contacting Ken Schultz, President of Imagineers Inc, to put together a proposal for Program Management Services for the DHA Choice Voucher (HCV) Program. Ms. Fusco also asked Mr. Schultz to make a presentation at the meeting tonight. Ken Schultz, President of Imagineers Inc stated Imageineers is a housing service company that manage housing and housing programs. They have been in operation since 1973

and employ 175 employees. They have offices in Hartford and Seymour. They manage approximately 20,000 housing units in more than 220 client properties. This includes Low Income Housing Tax Credit developments; HUD and State Multifamily low income housing; Condominium and Homeowners Associations and PUDs. They also administer 5,500 Section 8 Housing Choice Vouchers. The board and Mr. Schultz had a lengthy discussion regarding the current situation at the DHA. Ms. Fusco noted she would like Robert Henderson to sit down before he leaves to discuss what the scope of what they would be walking into might be if the DHA decided to have this company take over. Mr. Schultz also suggested speaking with Jamie Berryman from HUD to start a conversation to see how HUD would feel this service would work. Ms. Fusco added that she did also contact another vendor for these services, John D'Amelia from D'Amelia & Associates, he runs his own Section 8 for HUD and doesn't have the staff to take on the DHA but highly recommends Imagineers LLC. John D'Amelia did add to call him back if the board does not go with Imagineers LLC and he would see what he could do but his preference would be to go with Imagineers LLC. Ms. Fusco would like to speak with one more vendor and also speak with HUD. Mr. Pacheco suggested to get a company to come in for one year as an emergency plan to start.

***Mr. Pacheco made a motion to empower Ms. Fusco to determine upon a good faith search which is best for this organization. The motion was seconded by Mr. Lisi. Motion Carried.***

***Mr. Pacheco made a motion upon determination of which organization, or subcontractor or contractor at all is determined by the Chairman of the DHA the motion that she then be empowered to contract on an emergency basis for up to one year services deemed necessary for the management of the Section 8 Housing Choice Voucher Program but not limited to other needs as determined. The motion was seconded by Mr. Lisi. Motion Carried.***

**Executive Session with Attorney Mark Sommaruga By Teleconference**

- a. Continuing HAP payments at Stygar.
- b. Continuing discussion of Personnel Issues.

***A motion was made by Mr. Lisi to go into executive session at 7:19 pm, and seconded by Mr. Pacheco to discuss the continuing HAP payments at Stygar and to discuss the continuing Personnel Issues. Motion Carried.***

***A motion was made by Mr. Lisi to invite Attorney Sommaruga into executive session at 7:19 pm. Mr. Pacheco seconded the motion. Motion Carried.***

The meeting resumed at 7:39 pm.

**ADJOURNMENT**

***A motion to adjourn the meeting was made by Mr. Pacheco and seconded by Mr. Lisi. Motion Carried. The meeting was adjourned at 7:39 p.m.***

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Meg Martins". The signature is written in black ink and is positioned above the printed name.

Meg Martins

Recording Secretary