

**MINUTES OF THE HYBRID MEETING OF THE
MEMBERS OF TROY HOUSING AUTHORITY
HELD ON WEDNESDAY AUGUST 13, 2025**

PRESENT: Steven Sanders, Chair
Elizabeth Rodriguez, Vice Chair
Debora Jackson, Commissioner
Widelia Roman, Commissioner
Richard Mason, Commissioner
Walter Howard, Commissioner
Buddy McAvoy, Commissioner

ALSO

PRESENT: Deborah Witkowski, Executive Director
Selena Skiba, Director of Finance

The Commissioners of the Troy Housing Authority met in person and remotely via zoom, on Wednesday August 13, 2025 @ 4:30 PM at the Martin Luther King Apartments Community Center. Chair Sanders, called the Meeting to Order and led the Assembly in the Pledge of Allegiance. Upon Roll Call, all seven Commissioners were present.

Chair Sanders called to move Resolution 25-13, the approval of the minutes of the regular meeting of the Troy Housing Authority held on June 25, 2025. Commissioner Rodriguez moved to approve the minutes. Commissioner Mason second the motion. When put to a vote, the minutes were approved.

Chair Sanders moved to Resolution 25-14, a resolution authorizing the Executive Director to execute a contract with Gallivan Corporation to perform full-service landscaping and grounds maintenance services at the Griswold Heights Apartment Complex for the remainder of the 2025 Season and the full year 2026 and 2027 seasons. Commissioner McAvoy moved to approve the resolution. Commissioner Howard seconded the motion. When put to a vote, the resolution passed unanimously.

Chair Sanders moved to Resolution 25-15, a resolution authorizing the Executive Director to add an additional 5-point preference to the Troy Housing Authority Administrative Plan 4-III.C. Selection Method Chapter for families that currently hold an Emergency Housing Voucher (EHV), so that THA can transition the EHV voucher to a tenant based voucher to ensure that the family does not lose their subsidy when the Emergency Housing Program funding terminates. Commissioner Mason moved to approve the resolution. Commissioner Jackson seconded the motion. When put to a vote, the resolution passed unanimously.

Chair Sanders moved to Resolution 25-16, a resolution authorizing the Board Chair to execute an employment contract with the selected candidate for the position of Deputy Executive Director as vetted and approved by the Board of Commissioners Finance and Personnel Committee. Upon discussion regarding the material content contained in the contract document, Commissioner McAvoy moved to approve the resolution. Commissioner Rodriguez seconded the motion. When put to a vote, the resolution passed unanimously.

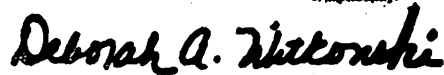
Chair Sanders moved to old and new business. Chair Sanders discussed the 2026 Agency Plan. Executive Director Witkowski then presented her Executive Directors Report.

Chair Sanders then asked for a motion to adjourn. Commissioner Mason approved the motion. Commissioner Howard seconded the motion. When put to a vote, the motion was unanimously approved. The meeting was adjourned at 5:45 PM.

CERTIFICATE

I, DEBORAH A. WITKOWSKI, duly appointed, qualified and EXECUTIVE DIRECTOR of TROY HOUSING AUTHORITY, do hereby certify that the attached copy of the Minutes of the Special Meeting of the MEMBERS of said AUTHORITY, held on the 13th day of August 2025, is a true and correct copy of the original Minutes of said Meeting on file and of record, and I do further certify that the copy of the Resolution(s) appearing in said attached copy is a true and correct copy of the Resolution(s) adopted at said MEETING and is on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said AUTHORITY this 13th day of August 2025.



Deborah A. Witkowski
Executive Director



(SEAL)