

**MINUTES OF THE HYBRID MEETING OF THE
MEMBERS OF TROY HOUSING AUTHORITY
HELD ON WEDNESDAY SEPTEMBER 24, 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
Patricia Vaquiz, Confidential Assistant
Susan Steele, Preceding Chair
Joann Greene, Resident at Conway Court

The Commissioners of the Troy Housing Authority met in person and remotely via zoom, on Wednesday September 24, 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.

Executive Director Witkowski followed by presenting Susan Steele with an Honorary Plaque in recognition for her outstanding work during her tenure as Chair of the Troy Housing Authority.

Chair Sanders called to move Resolution 25-17, the approval of the minutes of the regular meeting of the Troy Housing Authority held on August 13, 2025. Commissioner McAvoy moved to approve the minutes. Commissioner Howard seconded the motion. When put to a vote, the minutes were approved.

Chair Sanders moved to Resolution 25-18, a resolution to approve The Troy Housing Authority 2026 Agency Plan. Commissioner Rodriguez moved to approve the resolution. Commissioner Jackson seconded the motion. When put to a vote, the resolution passed unanimously.

Chair Sanders moved to old and new business. Executive Director Witkowski then presented her Executive Directors Report. Executive Director informed the board of the difficulty of filling Public Safety positions. Commissioner Rodriguez proposed investigating Energy Savings Projects upon completion of current renovation projects. Joanne Greene, a current tenant at Conway Court Apartments, expressed her concerns regarding maintenance

issues. Executive Director Witkowski acknowledged her concerns and will follow up with the Asset Manager to have her concerns resolved.

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 5:20 PM.

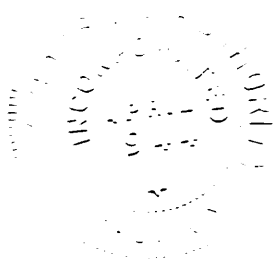
CERTIFICATE

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 24th day of September 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 24th day of September 2025.

Deborah A. Witkowski

Deborah A. Witkowski
Executive Director



(SEAL)