

**MINUTES OF THE HYBRID MEETING OF THE
MEMBERS OF TROY HOUSING AUTHORITY
HELD ON FRIDAY DECEMBER 19, 2025**

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

ALSO

PRESENT: Deborah Witkowski, Executive Director
Selena Skiba, Director of Finance
Patricia Vaquiz, Confidential Assistant

The Commissioners of the Troy Housing Authority met in person and remotely via zoom, on Friday December 19, 2025 @ 11:00 AM 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, five Commissioners were present.

Chair Sanders called to move Resolution 25-23, the approval of the minutes of the regular meeting of the Troy Housing Authority held on November 5, 2025. Commissioner Rodriguez moved to approve the minutes. Commissioner Mason seconded the motion. When put to a vote, the minutes were approved.

Chair Sanders moved to Resolution 25-24, a resolution to approve the amendments and additions to the Troy Housing Authority Section 8 Administrative and FSS Action Plans. Commissioner Rodriguez moved to approve the resolution. Commissioner McAvoy seconded the motion. When put to a vote, the resolution passed unanimously.

Chair Sanders moved to Resolution 25-25, a resolution to approve the 2026 Troy Housing Authority Budgets for all RAD Site Locations, the Central Office Cost Center, Section 8, and Kennedy Towers. Commissioner Mason moved to approve the resolution. Commissioner Howard seconded the motion. When put to a vote, the resolution passed unanimously.

Chair Sanders moved to Resolution 25-26, a resolution authorizing the Executive Director to write off the outstanding balances of vacated residents accounts receivables balances that have been deemed uncollectable as of December 31, 2025. Commissioner McAvoy moved to approve the resolution. Commissioner Mason seconded the motion. When put to a vote, the resolution passed unanimously.

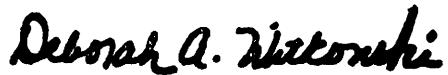
Chair Sanders moved to old and new business. Executive Director Witkowski informed the board of the collaboration between the Troy Housing Authority and MDG for a new tenant and his son at Grand Streem, who have been residing at a shelter for much of the year. Furnishings, household items and toys were donated. The board discussed starting Tenant's Associations in 2026. Executive Director Witkowski then presented her Executive Director Report, and the intention of going to Bid for a new painting contract. Chair Sanders announced the 2026 Organizational Meeting to be held on January 28th, 2026

Chair Sanders then asked for a motion to adjourn. Commissioner Rodriguez approved the motion. Commissioner Walter seconded the motion. When put to a vote, the motion was unanimously approved. The meeting was adjourned at 12:00 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 REGULAR Meeting of the MEMBERS of said AUTHORITY, held on the 19th day of December 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 19th day of December 2025.



Deborah A. Witkowski
Executive Director

(SEAL)