

**MINUTES OF THE HYBRID MEETING OF THE
MEMBERS OF TROY HOUSING AUTHORITY
HELD ON WEDNESDAY JANUARY 28, 2026**

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

ABSENT:

ALSO

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

The Commissioners of the Troy Housing Authority met in person and remotely via zoom, on January 28, 2026 @ 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 began the meeting by receiving nominations from the Board Member for the posts of Chair and Vice-Chair. Commissioner Lisa Rodriquez nominated Steven Sanders for Chair, and he accepted the nomination. There were no further nominations. When put to a vote, Steven Sanders was unanimously elected as Chair. Chair Steven Sanders then nominated Commissioner Lisa Rodriquez for Vice Chair, and she accepted the nomination. There were no further nominations. When put to a vote, Commissioner Lisa Rodriquez was unanimously elected as Vice-Chair. Executive Director Witkowski then turned the meeting over to Chair Sanders.

Chair Sanders called to move Resolution 26-01, the approval of the minutes of the regular meeting of the Troy Housing Authority held on Friday, December 19, 2025. Commissioner Mason moved to approve the minutes. Commissioner McAvoy seconded the motion. When put to a vote, the minutes were approved.

Chair Sanders moved to Resolution 26-02, a resolution for setting the schedule of the regular meetings of The Troy Housing Authority for 2026. Commissioner Rodriguez moved to approve the resolution. Commissioner Mason seconded the motion. When put to a vote, the resolution passed unanimously.

Chair Sanders moved to Resolution 26-03, a resolution authorizing the submission of the Section Eight Management Assessment Program (SEMAP) Certification for fiscal year ending December 31, 2025. Commissioner McAvoy moved to approve the resolution. Commissioner Howard seconded the motion. When put to a vote, the resolution passed unanimously.

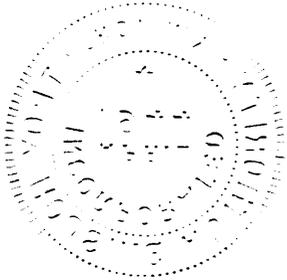
Chair Sanders moved to old and new business. The list of commissioners and committees will stay the same for 2026. Executive Director Witkoski then presented her Executive Directors Report.

Chair Sanders then asked for a motion to adjourn. Commissioner Rodriguez approved the motion. Commissioner Mason seconded the motion. When put to a vote, the motion was unanimously approved. The meeting was adjourned at 5:12 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 28th day of January 2026, 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 28th day of January 2026.



(SEAL)

Deborah A. Witkowski

Deborah A. Witkowski
Executive Director

