

Executive Director Report – January 28, 2026

1. **Vacancy Statistics:** as of January 23, 2026, vacancies per site are as follows:

Troy Portfolio Preservation (Griswold Heights): 9/391
Troy Portfolio Preservation B2 (Corliss Park, Sweeney, Phelan Court, & Grand Street): 46/341
Conway Court: 2/40
Edward Kane: 2/60
Peter Guenette: 0/8
MLK Phase I: 3/46
MLK Phase II: 1/37
Kennedy Towers: 8/135
Arnold Fallon: 4/40

2. **Financials:**

The attached Income Statements are through December 31, 2025, (Profit/Loss) and are summarized as follows:

Troy Portfolio Preservation Bundle 1 (Griswold Heights): \$1,726,799
Troy Portfolio Preservation Bundle 2 (C.P., Grand, P.C. & Sweeney): \$521,385
Conway Court: \$106,543
Edward Kane: \$198,419
PMGA: \$38,357
MLK Phase I: 16,539
MLK Phase II: (41,935)
Kennedy Towers: \$81,665
Arnold Fallon: \$38,575

3. **Maintenance and Procurement Contracts:**

Painting Services Bid Responses and Request for Special Electronic Vote to the Board upon discussion with the Board of Commissioners Finance Committee.

Exterminating Services Bid has been released with a February 18, 2026, return date. Request for Board approval of the Bid Award to be made at the March 11, 2026, Board meeting.

4. **Other:**