

**MINUTES OF THE HYBRID MEETING OF THE
MEMBERS OF TROY HOUSING AUTHORITY
HELD ON WEDNESDAY APRIL 29, 2026**

PRESENT: Steven Sanders, Chair
Elizabeth Rodriguez, Vice Chair
Jack Mahoney, Commissioner
Richard Mason, Commissioner
Widelia Roman, Commissioner
Buddy McAvoy, Commissioner

ABSENT: Walter Howard, Commissioner

ALSO

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

The Commissioners of the Troy Housing Authority met in person and remotely via zoom, on April 29th, 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, six Commissioners were present.

Chair Sanders introduced the newest member appointed by the Mayor of the City of Troy to the Board of Commissioners, John (Jack) Mahoney. Commissioner Mahoney then introduced himself and relayed information about his personal and professional background and experiences. After introductions the meeting began.

Chair Sanders called to move Resolution 26-09, the approval of the minutes of the regular meeting of the Troy Housing Authority held on Wednesday, March 11, 2026. Commissioner McAvoy moved to approve the minutes. Commissioner Mason seconded the motion. When put to a vote, the minutes were approved 5-0, with Commissioner Mahoney sustaining from the vote due to not being on the Board of Commissioners at the time of the March 11th meeting.

Chair Sanders moved to Resolution 26-10, a resolution authorizing the Executive Director to enter into a contract with a qualified, licensed, and bonded contractor to make repairs on the existing terrace roof and canopy area located at the John F. Kennedy Towers building. Commissioner Rodriguez moved to approve the resolution. Commissioner McAvoy seconded the motion. When put to a vote, the resolution passed unanimously 6 to 0.

Chair Sanders then moved to Resolution 26-11, a resolution authorizing the Executive Director to send the U.S. Department of Housing and Urban Development a letter to officially

reject the balances of CFP grants received after the completion and financial close out of the Taylor 1 and 2 buildings demolitions. Commissioner McAvoy moved to approve the motion. Commissioner Mahoney seconded the motion. When put to a vote, the resolution passed unanimously.

Executive Director Witkowski then presented her Executive Directors report with vacancies and profit/loss summaries.

Chair Sanders moved to old and new business. First, the playground safety poster contest that the THA sites participated in was discussed. Children from Griswold Heights and Martin Luther King participated in the contest and submitted posters for entry. THA at a to be determined date will host a pizza party for all of the children who participated and present monetary awards for first, second, and third place winners in the various age categories. In addition, the 1st place winners' posters will be submitted to the HAI Group for entry into a nation-wide contest. Executive Director Witkowski also informed the Board that the apartment located at the MLK Administration Building Annex that was recently renovated in-house is near completion. She invited Board members to tour the unit after the meeting and relayed that once the apartment was finished and passes the Housing Quality Standards inspection that the unit will be used as a Resident/Maintenance Employee apartment. Chair Sanders then announced the revised Board of Commissioner Standing Committees for the remainder of the 2026 calendar year.

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 5:15 PM.

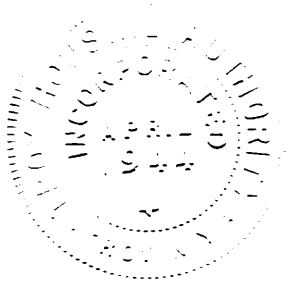
CERTIFICATE

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 29th day of April 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 29th Day of April 2026.

Deborah A. Witkowski

Deborah A. Witkowski
Executive Director



(SEAL)