

**MINUTES OF THE HYBRID MEETING OF THE
MEMBERS OF TROY HOUSING AUTHORITY
HELD ON WEDNESDAY, JUNE 10, 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
Patricia Vaquiz, Director of Finance and Human Resources
Tyler Hickey, Confidential Assistant

The Commissioners of the Troy Housing Authority met in person on June 10th, 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 started the meeting by acknowledging Ms. Debora Jackson, former board member, for her contributions to the Troy Housing Authority as a ten-year member of the Board of Commissioners. Executive Director Deborah Witkowski then presented Ms. Jackson with a gift and plaque further honoring her unwavering dedication and service to THA and the North Central community at large.

After the presentation, Chair Sanders moved to Resolution 26-12, a resolution to approve the minutes of the regular meeting of the Troy Housing Authority held on Wednesday, April 29, 2026. Commissioner Rodriguez moved to approve the minutes. Commissioner McAvoy seconded the motion. When put to a vote, the minutes were approved unanimously.

Chair Sanders moved to Resolution 26-13, a resolution authorizing the Executive Director to enter into a contract with a qualified, licensed, and bonded contractor to provide interior LED light upgrades at the John F. Kennedy Towers building. Commissioner Rodriguez moved to approve the resolution. Commissioner Mason seconded the motion. When put to a vote, the resolution passed unanimously.

Chair Sanders then moved to Resolution 26-14, a resolution approving a workplace relationship policy and key access policy to be added to THA's current roster of policies and procedures. Commissioner Mahoney moved to approve the motion. Commissioner Mason 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. She also spoke about the playground safety poster contest and relayed that winners were announced at pizza parties on June 3rd and June 4th, with one of the children also winning second place in the 12- to 14-year-old National Contest sponsored by the Housing Authority Insurance Group. Executive Director Witkowski then discussed the Section 8 Management Assessment Program (SEMAP) score. SEMAP is designed to assess whether the Section 8 tenant-based assistance programs operate to help eligible families afford rental units. The score received by HUD for the 2025 fiscal year end for the THA was 96%. Lastly, she discussed the upcoming Tenant Commissioners' election and process.

Chair Sanders then asked for a motion to adjourn. Commissioner Roman moved to approve the motion. Commissioner Mason seconded the motion. When put to a vote, the motion was unanimously approved. The meeting was adjourned at 5:13 PM.

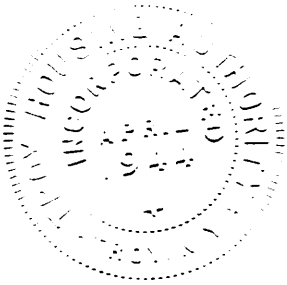
CERTIFICATE

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 10th day of June 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 10th Day of June 2026.

Deborah A. Witkowski

Deborah A. Witkowski
Executive Director



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