

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON MAY 8, 2025

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session from the Administration Building Newport, Rhode Island at 3:00 p.m. on May 8, 2025.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Vice Chair	Dave Roderick
Commissioner	Frank Coleman
Commissioner	Tom Sheehan
Commissioner	Cheryl Abney
Commissioner	Vanessa Soares
Commissioner	Kevin Beesley

ABSENT:               None.

A motion was made by Vice Chair Roderick to approve the minutes of the regular monthly meeting held on April 10, 2025. This motion was seconded by Commissioner Sheehan and unanimously carried.

Under communications to this month’s Board meeting, the Chair presented the following update:

- a) Commissioner Appointments: Tom Sheehan and Vanessa Soares*
- b) Draft: RI 2030 Housing Plan*
- c) The Transformation of Public Housing in Newport, RI*

A motion was made by Vice Chair Roderick to receive the communications as presented and refer to the Administration. This motion was seconded by Commissioner Coleman and unanimously carried.

The Chair submitted to the Board the Consent Calendar items which included a) Asset Management Report b) Occupancy, Applications, & Section 8 Report, c) Resident Services Report d) Executive Directors Report e) Actual YTD Operating Expenses, f) Operating Reserve Analysis g) Collection Loss Payment h) the Capital Fund Obligated /Expenditure status report.

A motion was made by Commissioner Sheehan approving the above Report of the Secretary items as presented. This motion was seconded by Commissioner Soares and unanimously carried.

The Chair requested approval of the monthly bills for April 2025 in the amount of \$1,429,879.73.

A motion was made by Vice Chair Roderick to approve all due and just bills presented for payment. This motion was seconded by Commissioner Sheehan and unanimously carried.

The Chair presented to the Commissioners the collection loss write-offs report which reflected \$0.00 in write-offs for the month of April 2025.

A motion was made by Commissioner Sheehan to approve all collection loss write-offs as presented. This motion was seconded by Vice Chair Roderick and unanimously carried.

The Chair presented to the Commissioners the FYE 2024 & 2023 Audited Financial Statements for HACN Park Holm Redevelopment LP and HACN Park Holm Redevelopment III LP Tax Credit Programs.

A motion was made by Vice Chair Roderick to approve the FYE 2024 & 2023 Audited Financial Statements. This motion was seconded by Commissioner Sheehan and unanimously carried.

**Commissioners Reports & Requests: None.**

**Public Comment: None.**

Upon the motion by Commissioner Sheehan, seconded by Commissioner Coleman and unanimously carried, the meeting adjourned at 3:32 p.m.