

THE MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY  
OF THE CITY OF NEWPORT, RHODE ISLAND  
HELD ON JUNE 12, 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 3:35 p.m. on June 12, 2025.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

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

ABSENT:                      Commissioner      Vanessa Soares

A motion was made by Commissioner Abney to approve the minutes of the regular monthly meeting held on May 8, 2025. This motion was seconded by Commissioner Coleman and unanimously carried.

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

- a) *Park Holm IV & Agency Redevelopment Plans communication with City of Newport*  
*RM: Rhonda explained the waiting list process in regard to the Newport preference; working preference; working in Newport preference explain that our residents have always been working families and elderly & disabled. There is no homes housing preference.*

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

The Chair requested approval of the monthly bills for May 2025 in the amount of \$1,620,725.66.

A motion was made by Commissioner 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 \$264.64 in write-offs for the month of May 2025.

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

The Chair presented to the Commissioners the Disposition of Assets of two vehicles.

A motion was made by Commissioner Roderick to approve the Disposition of Assets of two vehicles as presented. This motion was seconded by Vice Chair Sheehan and unanimously carried.

The Chair read aloud and requested approval of Resolution No. 2055 to approve and adopt the 2025 Section Eight Management Assessment Program (SEMAP).

A motion was made by Vice Chair Sheehan to approve and forward to the Administration. This motion was seconded by Commissioner Abney and unanimously carried.

**Commissioners Reports & Requests: None.**

**Public Comment: None.**

Upon the motion by Commissioner Abney, seconded by Vice Chair Sheehan and unanimously carried, the meeting adjourned at 4:00 p.m.