

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON OCTOBER 9, 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 October 9, 2025.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Vice Chair	Tommy Sheehan
Commissioner	Dave Roderick
Commissioner	Cheryl Abney
Commissioner	Kevin Beesley
Commissioner	Vanessa Soares

ABSENT: Commissioner Frank Coleman

A motion was made by Commissioner Roderick to approve the minutes of the regular monthly meeting held on September 11, 2025. This motion was seconded by Commissioner Soares and unanimously carried.

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

- a) *Government Shutdown – HUD Website*
- b) *NAHRO Direct News Email: Congress Fails to Pass Budget, Causing Government Shutdown*
- c) *SEMAP FY 2025*
- d) *PHAS FY 2024*
- e) *NSPIRE*

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

The Chair requested approval of the monthly bills for September 2025 in the amount of \$534,912.42.

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

Commissioners Reports & Requests:

Chairperson Vazquez: Asked for confirmation of the ownership of the streetlights on Hillside Ave. based on the Asset Management report.

Steve Mariano, Director of Asset Management noted that it was recently determined by RI Energy that the streetlights on Hillside Avenue are currently shown under the ownership of the Housing Authority. This is the exact opposite of how the ownership works for the rest of the lights throughout Park Holm as the Housing Authority owns the interior lights and the City owns the street lights. The team is going back to review the recorded documents to ensure something was not recorded incorrectly with the utility provider or City. In the meantime, HACN applied for funds for security and lighting. There are five streetlights currently not working and the cost to fix the lights is approximately \$3,500 per light. We will use the CDBG grant funds awarded in September to fix those lights once the funds are released from the State, City, and Church Community Housing.

Commissioner Soares: Stated to the board that she was concerned about there being no parking at the Senior Center during construction and that it was impacting membership and program participation. Executive Director Mitchell shared that parking was created in the back of the building on the grass, but that she would request that the construction team add additional parking on the asphalt per Commissioner Soares request and will get back to Commissioner Soares about a solution.

Public Comment: None.

Upon the motion by Commissioner Soares, seconded Vice Chair Sheehan and unanimously carried, the meeting adjourned at 4:02 p.m.