

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON NOVEMBER 13, 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 November 13, 2025.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Vice Chair	Tommy Sheehan
Commissioner	Cheryl Abney
Commissioner	Kevin Beesley
Commissioner	Frank Coleman

ABSENT:	Commissioner	Vanessa Soares
	Commissioner	Dave Roderick

A motion was made by Vice Chair Sheehan to approve the minutes of the regular monthly meeting held in October 2025. This motion was seconded by Commissioner Abney and unanimously carried.

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

- a) Press Release: Governor McKee, Newport & Middletown Kick Off CLC Construction*
- b) What's up Newport Article: Gov McKee kicks off \$7.5M Renovation of Newport-Middletown CLC*
- c) What's up Newport Article: Only Newport Achieves Affordable Housing Threshold*
- d) 2025 Housing Fact Book by Housing Works RI - Information*
- e) Food Equity in Action Award to Pauline Perkins-Moye from Aquidneck Community Table*

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 Abney and unanimously carried.

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

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

The Chair requested approval of the monthly bills for October 2025 in the amount of \$636,165.93.

A motion was made by Commissioner Abney 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 October 2025.

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

The Chair read aloud and requested approval of Resolution No. 2058 for Park Holm Phase 5.

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.

The Chair read aloud and requested approval of Resolution No. 2059 for Park View Terrace.

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

The Chair submitted to the Board the 2026 Draft Annual Plan & the 2026-2030 Five Year Capital Fund Action Plan posted for Public Comment.

A motion was made by Vice Chair Sheehan to accept the 2026 Draft Annual Plan & the 2026-2030 Five Year Capital Fund Action Plan as presented and forward to the Administration. This motion was seconded by Commissioner Abney and unanimously carried.

The Chair presented the 2026 Annual Budgets for Park Holm Redevelopment LP Phases I/II/III and IV for approval.

A motion was made by Vice Chair Sheehan to approve and forward to the Administration the 2026 Annual Budgets for Park Holm Redevelopment LP Phases I/II/III and IV. This motion was seconded by Commissioner Abney and unanimously carried.

Yvette Harris-Evans gave a brief verbal report on the Newport Resident Council. The NRC lost a member recently and Ms. Evans is hoping to get back into the office in 2026.

Commissioners Reports & Requests:

Vice Chair Sheehan: Announced that the Donovan Manor Thanksgiving event will be held on Wednesday, November 19th at 4:30; the event is put on collaboratively by the Edward King House and the Salve partnership. All are welcome!

Father Kevin Beesley: Stated that St. John's has collaborated with Marin Luther King Center if there are any folks in need over the holiday to please let him know adding that there are also gift cards available.

Public Comment:

Yvette Harris-Evans asked about the 25 people for the warming center. Executive Director Mitchell stated she'd reached out to Newport Mental Health and was awaiting an update on whether the program received its funding yet and when the new start date would be. She will provide an update at the next meeting.

Upon the motion by Vice Chair Sheehan, seconded Commissioner Abney and unanimously carried, the meeting adjourned at 4:18 p.m.