

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON FEBRUARY 12, 2026

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 February 12, 2026.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Commissioner	Kevin Beesley
Commissioner	Frank Coleman
Commissioner	Dave Roderick
Commissioner	Vanessa Soares

ABSENT:

Vice Chair	Tommy Sheehan
Commissioner	Cheryl Abney

A motion was made by Commissioner Coleman to approve the minutes of the regular monthly meeting held in January 2026. 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) Spotlight: Congratulations to Chairperson Nikki Vazquez for graduating from the Executive Director Education Program (PHADAS & Rutgers University) and serving as a speaker at the NERC/NAHRO Mid-Winter Conference in addition to her NERC/NAHRO Senior Vice President role.*

A motion was made by Commissioner Roderick to receive the communications as presented and refer to the Administration. This motion was seconded by Commissioner Soares 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 Coleman 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 January 2026 in the amount of \$1,472,966.23.

A motion was made by Commissioner Roderick to approve all due and just bills presented for payment. This motion was seconded by Commissioner Coleman 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 January 2026.

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

The Chair read aloud and requested approval of Resolution No. 2060 for HACN's Right of First Refusal – Newport Heights Phase IV.

A motion was made by Commissioner Roderick to approve Resolution No. 2060 and forward to the Administration. This motion was seconded by Commissioner Soares and unanimously carried.

- **Commissioners Reports & Requests:**

Commissioner Beesley thanked the Administration for digitizing the Board packet documents.

Public Comment: None.

Upon the motion by Commissioner Roderick, seconded Commissioner Beesley and unanimously carried, the meeting adjourned at 3:45 p.m.