

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON APRIL 9, 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 April 9, 2026.

Roll call followed the Pledge of Allegiance and Silent Prayer:

PRESENT:

Chairperson	Nikki Vazquez
Vice Chair	Tommy Sheehan
Commissioner	Cheryl Abney
Commissioner	Frank Coleman
Commissioner	Dave Roderick
Commissioner	Vanessa Soares

ABSENT: Commissioner Kevin Beesley

A motion was made by Commissioner Roderick to approve the minutes of the regular monthly meeting held on March 19, 2026. This motion was seconded by Vice Chair Sheehan and unanimously carried.

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

- a) *Newport This Week* article, *Vazquez Graduates from PHADA-Rutgers University Executive Director Education Program.*
- b) *NAHRO Scholarship Opportunities for Residents, Staff, and Board Members*
 - (i) *2026 Allan R. Andrews Scholarship for Public Housing Residents.*
 - (ii) *2026 Allan R. Andrews Scholarship for Public Housing Authority Staff & Board Members*
 - (iii) *NAHRO Merit Scholarship & NAHRO-LDG Scholars Program*

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

The Chair requested approval of the monthly bills for March 2026 in the amount of \$571,360.21

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 \$2,830.25 in write-offs for the month of March 2026.

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 read aloud and requested approval of Resolution No. 2062 for Park View Terrace.

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

The Chair read aloud and requested approval of Resolution No. 2063 for Charles J. Laranjo.

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

The Chair read aloud and requested approval of Resolution No. 2064 for HACN FYE 2027 Budget.

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

- **Commissioners Reports & Requests: None.**
- **Public Comment: None.**

Upon the motion by Commissioner Coleman, seconded Vice Chair Sheehan and unanimously carried, the meeting adjourned at 3:30 p.m.