Tuckahoe Housing Authority Board Meeting Minutes

Regular Meeting September 15 2026

DRAFT SUBJECT TO BOARD REVIEW AND APPROVAL

Time: 7:30 p.m. scheduled start; adjourned at 9:30 p.m.
Location: Community Room, 4 Union Place, Tuckahoe, New York

Attendance

Commissioners recorded as present included Nancy Hite-Norde, Chair; Barnabus Perry, elected Vice Chair during this meeting; Tahesha Jackson; and Adam Radbell. Angela Hemmings, Executive Director, Mark J. Kamensky, legal counsel, residents, and other members of the public were also present. The complete commissioner roll call should be confirmed against the attendance sheet before approval.

A quorum was present.

Reports and discussion

The Executive Director reported on public housing occupancy and rent collection, pending nonpayment matters, maintenance and capital needs, Housing Choice Voucher administration, HUD systems, and resident service partnerships. Counsel addressed legal matters within the scope of the meeting. The Board discussed the Family Day cost reconciliation; the previously authorized $6,500 budget was distinguished from the still-unverified final cost report.

The Board reviewed the need for engineering work on the Building 42 pressure slab and drainage, fire escape engineering, and implementation of the Jefferson Gardens kitchen renovation under the executed County CDBG agreement. The proposed public housing flat rent schedule remained tabled pending the applicable resident notice and comment process. Board training was not discussed.

Resident and public comments

Residents asked whether a household could receive more than one parking pass for a second or rental vehicle. The Board discussed parking assignments and agreed that assigned spaces would not be shared. Management will review whether applicants can be told their position on the parking waitlist. It was also stated during the discussion that residents with delinquent accounts would not be assigned a parking space; no separate parking-policy resolution was recorded in the notes.

A resident expressed concern about the size of proposed flat rent increases. Management explained that residents would receive more information about the applicable changes and protections. Additional resident education and clarification were requested. No flat rent schedule was adopted at this meeting.

Residents asked about painting the red doors, stripping and waxing the floors, and providing window screens for all basement windows. Management will review the scope and status of these maintenance items and provide an update.

A resident requested access to agendas before Board meetings. The Chair said agendas are expected to be available online as the website is updated. The Executive Director said paper copies could also be provided to residents at the conclusion of meetings. A resident requested better ventilation or fans in the laundry room; management will review that request.

Suggestions for future meetings included displaying meeting materials on a screen, using a microphone, placing copies of materials at the entrance and seats, and providing a suggestion box. These were discussion items, not adopted Board actions.

Board actions

Resolution 2026-09-01. Election of Barnabus Perry as Vice Chairperson. Motion: Nancy Hite-Norde; second: Tahesha Jackson. All commissioners present voted aye; motion carried.

Resolution 2026-09-02. Authorize continued review and pursuit of Village HCV program consolidation, subject to HUD approval and a final acceptable agreement. Motion: Nancy Hite-Norde; second: Barnabus Perry. All commissioners present voted aye; motion carried.

Resolution 2026-09-03. Adopt revised HCV payment standards effective October 2026, subject to HUD requirements and administrative-plan procedures. Motion: Nancy Hite-Norde; second: Tahesha Jackson. All commissioners present voted aye; motion carried.

Resolution 2026-09-04. Confirm the previously authorized $6,500 Family Day budget and direct a corrected final reconciliation; no additional spending or final cost report approved. Motion: Nancy Hite-Norde; second: Tahesha Jackson. All commissioners present voted aye; motion carried.

Resolution 2026-09-05. Authorize H2M Architects + Engineers fire escape engineering up to $5,700, subject to funding and procurement requirements. Motion: Nancy Hite-Norde; second: Adam Radbell. All commissioners present voted aye; motion carried.

Resolution 2026-09-06. Authorize Catizone Engineering Revision 4 for Building 42 pressure slab and drainage engineering up to $40,170, subject to funding and procurement requirements. Motion: Nancy Hite-Norde; second: Barnabus Perry. All commissioners present voted aye; motion carried.

Resolution 2026-09-07. Acknowledge the executed County CDBG agreement for Jefferson Gardens kitchen renovations and authorize compliant project administration; no construction contract awarded. Motion: Nancy Hite-Norde; second: Adam Radbell. All commissioners present voted aye; motion carried.

Other follow-up

Management will follow up on parking waitlist information, resident education concerning flat rents, agenda access, laundry room ventilation, red door painting, floor stripping and waxing, and basement window screens. Proposed resident service partnerships and meeting-equipment suggestions were discussed without a spending authorization.

Adjournment and approval

The meeting adjourned at 9:30 p.m. These minutes remain a draft until reviewed and approved by the Board of Commissioners.

Approved by the Board on: ____________________ Secretary: ____________________