Tuckahoe Housing Authority Special Board Meeting Minutes

September 22 2026 | Draft subject to Board review and approval

Location: Community Room, 4 Union Place, Tuckahoe, New York
Time: 6:35 p.m. to 6:57 p.m.

Call to order and attendance

Chair Nancy Hite-Norde called the special meeting to order at 6:35 p.m. All five serving commissioners were present: Nancy Hite-Norde, Barnabus Perry, Vice Chair, Betty Hook, Adam Radbell, and Dr. Kimberly Bernard. A quorum was present. Angela Hemmings, Executive Director; Mark J. Kamensky, legal counsel; and approximately 20 residents also attended.

FY 2027 Public Housing operating budget

The proposed Public Housing operating budget for October 1, 2026 through September 30, 2027 was presented and discussed. The revised budget reflected projected income of $2,580,094, expenditures of $2,315,640, and a projected surplus of $264,454. The Board considered Resolution No. 2026-09-08 approving the operating budget and authorizing the related HUD-52574 submission.

Board action. Adam Radbell moved to adopt Resolution No. 2026-09-08. Betty Hook seconded the motion. All five commissioners voted aye; there were zero nays and zero abstentions. The motion carried unanimously.

Questions and discussion

A question was raised about whether the proposed work van would be purchased new or used. Management said a used vehicle was more likely, but the decision had not been made.

The Chair raised questions about residents' satisfaction with contractors who performed kitchen renovations. Residents expressed dissatisfaction with the renovations. Questions concerned the bidding process, prior contractors, whether contractor payments were tied to satisfactory work, the renovation process, and the maintenance superintendent's role in selecting contractors. No determination or contract action on those questions was recorded at this meeting.

Vice Chair Barnabus Perry asked about work phones for two office staff members, how the phones are handled, and the amount THA pays for them. Management will provide a follow-up response.

A question was raised about the television in the community room. Management confirmed that it works and discussed obtaining a new television with Wi-Fi capability as part of THA's modernization efforts. No purchase authorization was recorded.

Residents also asked about the process for the fire escape work and the actual income THA receives from the rooftop solar panels. Management will follow up with the requested details.

Adjournment

The meeting adjourned at 6:57 p.m. These minutes remain a draft until reviewed and approved by the Board.

Approved by the Board on: ____________________ Secretary: ____________________