



200 Gibson Street | Tonawanda, New York 14150 | P: 716-692-3555 | F: 716-692-0418
email: office@tonha.org | Web: tonha.org

**The Sixth Meeting after the Eightieth
Annual Meeting of the Tonawanda Housing
Authority**
August 25, 2026
@ 6:00 pm

**All Public Meetings are recorded*

**Please turn your phone ringer off*

**Please mute your device when not speaking*

Meeting Agenda

Virtual TEAMS Meeting link at www.tonha.org

Roll Call: Chairperson Dale Zuchlewski, Vice Chairperson Jean Harmon, Jerry Frizzell, Ralph Abramo, Betty Schaertel, Tenant Representatives Darlella Wiggins and Jennifer Karnyski, THA Manager Dale Kokanovich and THA Legal Counsel Diane Tiveron.

Minutes of previous meeting:

- July Board Meeting Minutes.

Correspondence:

New Business:

- Vacated accounts - \$2632.87
- Pet Policy for Hillview and Phase 2. The cost of pet ownership.



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Old Business:

- Fiscal Audit presentation moved to September and results will be presented at the Board Meeting.
- Hillview and Phase 2 rent charges discussion.

Vacancy Report:

- 32 Applicants on the Wait List. Reminder, THA has closed all Wait Lists and discontinued taking new applicants.
- 43 Vacant units. The vacancy rate is 21%. THA will be building vacancy rates prior to redevelopment and "vacating" approximately 70 apartments at a time. This does not include JJ Guzzetta.
- 35 Late Notices for \$26,799. Tenant Quit or Pay Notices sent to appropriate Tenants.
- HM32 and HM32A

Manager's Report:

- Check Register provided at Board Meeting
- 2nd Senior Hillview Commons Meeting was held on July 29th
- THA will be hiring a LIHTC consultant
- Purchased replacement mower for \$12,019.17 using NYS Purchase Contract.
- E Bike Policy discussion.
- Update to Mayor and Council
- Tenant Activity Fund update

Construction Update:

- Hillview Commons.



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- Phase 2 Swiftwater Commons and River Run Commons. Certification Meetings for Phase 2.
- Hillview rent-up discussion

Chairman's Report and / Or Committee Reports:

Remarks:

- *Next Meeting is September 22, 2026, at 6:00pm.*

Executive Session: If needed

Adjourn:

Dale Kokanovich
Executive Secretary
Tonawanda Housing Authority