



200 Gibson Street | Tonawanda, New York 14150 | P: 716-692-3555 | F: 716-692-0418  
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**The Second Meeting after the Eightieth  
Annual Meeting of the Tonawanda Housing  
Authority  
April 28, 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](http://www.tonha.org)**

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

**Minutes of previous meeting:**

- March Board Meeting Minutes.

**Correspondence:**

- City of Tonawanda letters, meeting minutes regarding THA Budget approval.

**New Business**

- THA received the following: \$26,692.50 from NYSERDA as rebate on Energy Savings Initiatives. HAARG Liability



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Insurance rebate \$1,840.77 and HAPI (property insurance) rebate \$28,341.75 due to no claims.

- THA PH1 LP Option agreement Phase 2
- Outstanding \$40k debt with the City. Resolution to agree to City plan for closure on this outstanding debt.
- New HUD Fair Market Rent schedule
- THA non-subsidized rent change, increase proposal 5% increase (see attached)

#### **Old Business:**

- Phase 2 PILOT agreement with the City of Tonawanda

#### **Vacancy Report:**

- 46 Applicants on the Wait List. Reminder, THA has closed all Wait Lists and discontinued taking new applicants.
- 44 Vacant units. The vacancy rate is 19%. THA will be building vacancy rates prior to redevelopment and "vacating" approximately 70 apartments at a time.
- 24 Late Notices for \$16504. Tenant Quit or Pay Notices sent to xx Tenants.
- HM32 and HM32A

#### **Manager's Report:**

- Check Register provided
- Clarification for the Liability Insurance "deductible" invoice and payment.
- Motion for write off. March rental arrears write off \$1184.48.
- Court cases

#### **Construction Update:**

- Hillview



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- Continued Phase 2 work
- Tenant Meeting FAQ's sent to all Tenants

**Chairman's Report and / Or Committee Reports:**

**Remarks:**

- *Next Meeting is May 28, 2026 at 6:00pm.*

**Executive Session:** If needed

**Adjourn:**

Dale Kokanovich  
Executive Secretary  
Tonawanda Housing Authority