

POUGHKEEPSIE HOUSING AUTHORITY
Minutes of June 11, 2025 Meeting

Present: Shirley Adams, Chairman
Vincent Brugger, Vice-Chairman
Jacquetta Brown, Secretary
Felicia Watson, Treasurer
Terricena Brown, Member
Robin Johnson, Member

Absent: Thomas O'Neill, Assistant Secretary-Treasurer

Also Present: Sandra Boothe, Executive Director
Thomas Shanley, Accountant
Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on June 11, 2025, at 5:20 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

May 14, 2025/Regular Meeting: Commissioner J. Brown made a motion to put the minutes on the floor. Commissioner Watson seconded. Motion passed unanimously. Commissioner T. Brown made a motion to accept the minutes. Commissioner J. Brown seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

Laurie Sandow, a City of Poughkeepsie resident, was present for the meeting.

RESOLUTIONS

None

COMMITTEE REPORTS

Building and Security: Commissioner J. Brown asked with summer coming if we were still going to have the police patrolling. Ms. Boothe replied that we are, and she is going to ask them to increase the number of patrols.

Chairman Adams asked if the parking has gotten any better at Brady. Commissioner Johnson said neighbors are still parking there, mostly on the weekends. Chairman Adams said to get the plate numbers so we can give them to the tow truck. She asked if the woman they had discussed at the last meeting, has come in. Ms. Boothe replied that she has not.

Commissioner J. Brown asked if they could get a new playground as theirs is very old. Ms. Boothe said she would look into it. Commissioner Watson wanted to address it from a liability issue if a child was to get injured.

Finance: Mr. Shanley presented the year-end financials. The Net Deficit for FY205 is \$1,012,379.87. Last year, the Net Deficit was \$809,178.94 amounting to a change in Net capital position by \$203,200.93. Net of OPEB/Depreciation, the change is \$76,725.55. As of March 2025, we are leased at 109 of 117 in AMP 11 and 220 of 242 for AMP 22.

For Section 8, the New Deficit for the fiscal year ending March 2025 is \$45,611.00. This deficit is \$14,605.45 more than we had in FY2024, when we had a deficit of \$31,005.55. In Section 8, as of March 2025, we are leased at 85 of Housing Choice Vouchers, 52 for VASH, and 9 Foster Youth to Independence.

Personnel: Commissioner Watson said she had something, but it should be discussed in Executive Session.

Tenant Relations: No report.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe said the PHA is partnering with the Office of the Aging to provide services for our seniors. We started with an informational meeting at our Swartz building. One of the requests from the tenants is they would like programs at their sites as many do not have transportation. Commissioner Watson said that this was done through County Legislature Randy Johnson. Vice-Chairman Brugger said that is unhappy with the lack of communication between Office of Aging and the senior community. He said the Town of Poughkeepsie has incredible senior outreach. Commissioner J. Brown asked about the seniors in other developments. Ms. Boothe replied they would be included also.

Ms. Boothe reported the new washers and dryers were installed. We did a program where she went to the sites to hand out \$5 laundry cards, supplied by the laundry company. She said about 50% have received their cards with the exception of Swartz, where almost everyone at picked up their cards. Commissioner J. Brown said they now have three dryers at Brady, and they are wonderful.

Ms. Boothe said we are finalizing the access agreement for Hudson Gardens and RAD. When that is signed, we will set up a meeting with Beacon Properties for our next steps. The access agreement allows them to get into the units to do their assessment for RAD.

She reported she and Mr. Shanley attended a public workshop for the City of Poughkeepsie's DRI program. The City received a grant to rehab Main Street. Commissioner Watson said that it's not just Main Street but a variety of locations. Ms. Boothe said there was a nice turnout.

For Choice Neighborhood, they have started resident surveys. They would like to reach a target of 88 residents, and as of Thursday's meeting, they were about 50% complete. Commissioner Watson said HUD thinks it's good, but the workers do not. She said that it would be great to get the council members involved to get more surveys completed. Commissioner Watson said they are giving out \$50 gift cards to residents who fill out the surveys.

Ms. Boothe handed out potential changes to HUD funding under the current administration. She also asked if we could have a work session to discuss the vacancies and the revised budget. Chairman Adams said she would like recommendations from the staff on how to address the vacancies. The Board scheduled a work session for June 25th. Commissioner J. Brown asked if she could zoom in as she had to work. Since it is a legitimate reason, she would be able to join virtually.

CHAIRMAN'S REPORT

Chairman Adams asked about how many prices we need to get to have landscaping done at Thurgood Marshall and Martin Luther King Jr. It would depend on the dollar amount as per our procurement policy.

Commissioner T. Brown wanted to thank Ms. Boothe for her report and for going out to the sites to hand out the laundry cards.

COUNSEL'S REPORT

Ms. Longcore reported that we are now required by HUD to a 30-day notice. It was previously a 14-day notice.

OLD BUSINESS

None

NEW BUSINESS

None

At 6:07 pm, Commissioner T. Brown made a motion to go into Executive Session to discuss personnel matters. Commissioner J. Brown seconded the motion. Meeting resumed at 6:51 pm.

The meeting was adjourned at 6:52 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of July 9, 2025.

Jaquetta Brown, Secretary