

POUGHKEEPSIE HOUSING AUTHORITY
Minutes of the December 15, 2025 Special Meeting

Present: Shirley Adams, Chairman
Vincent Brugger, Vice-Chairman
Jacquetta Brown, Secretary
Felicia Watson, Treasurer
Thomas O'Neill, Assistant Secretary-Treasurer
Robin Johnson, Member

Absent: Terriciensa Brown, Member

Also Present: Sandra Boothe, Executive Director
Thomas Shanley, Accountant
Joanna Longcore, Corporation Counsel
Brian Lawlor, RAD Counsel (Virtually)

The Special Meeting of the Poughkeepsie Housing Authority was held on Monday, December 15, 2025, at 10:04 am at the Administrative Office located 4 Howard Street, Poughkeepsie, NY 12601.

RESOLUTIONS

Resolution 2025-13 Approval of Including Martin Luther King Jr. and Thurgood Marshall Terrace Properties in the RFQ for a Development Partner Under Choice Neighborhood Grant: . Chairman Adams asked we could entertain some language that would be more suitable. Mr. Lawlor said that he would always advocate that the city and the housing authority should cooperate and work together, that they are separate entities, but they need to work together and they're more powerful when they do work together. He said his concern about the current proposal and the resolution is essentially that the housing authority has no role in that RFQ that will select this developer for the sites that are controlled and owned by the Housing Authority.

In other models that he has seen, it was done in partnership. The RFP was done together, the scoring was done together, and the recommendation was made together because at the end of the day, the developer works for the housing authority because they are the owner of the property. He said that PHA can be a partner with the city, but you can't just sign over to them the ability to pick your developer or your contractor for you and have you accept it. You are the authority and board members really have your own fiduciary responsibility to take care of the authority and make decisions for the authority that are in the best interest of the authority. Normally, 99% of the time, the city's interests and the housing authority's interests are the same or mutual, but you are separate entities and this is a major decision of the authority and a major undertaking that you just can't delegate. He said you just can't be told this is going to be your developer and here's what you're going to do with your site. They can make a recommendation to you. But ultimately, at

the end of the day, it's the housing authority that's going to be the party to the development contract, just like we are with Beacon for Hudson.

Chairman Adams said that she has an issue with the wording "properties" in the resolution. She does not want to have anything with the vacant land included in the resolution.

Vice-Chairman Brugger asked Mr. Lawlor that since we went into an agreement with Beacon Communities and the developer including this property, in reading the resolution, there would be serious breach of our agreement with Beacon and the developer by including these properties. Ms. Longcore said that these properties have already been included in the planning grant. She asked if the PHA wants to move forward with the planning grant. Chairman Adams said that planning is different than a developer coming in and having carte blanche to tell you what to with it.

Ms. Longcore explained at the end of the planning grant, the applicant or the award winner, they are supposed to present a finalized plan and the request for qualifications for a developer is to finalize that plan. The city has two years to come up with a finalized plan. If that plan is approved, if HUD likes that plan, then that is where the \$50 million for the implementation of the plan. They are asking for a developer to help them come up with the final plan that will be presented to try for that implementation grant.

Mr. Lawlor said we have an agreement with Beacon that if we do new construction at Hudson, they have first dibs on the vacant land at the site, at the MLK site. The PHA went through a whole process to get an agreement with Beacon. This seems to be the same process for Thurgood Marshall and MLK, but we're not in the process. The city's going to do it for us. He said his strong opinion is that we don't have the authority to let the city do that for us. We have to make the final decision.

We can do it together with the city. We don't have to administer the CNI grant to pick a developer because CNI is not going to pay the entire cost of any development. \$50 million is not going to be enough to do those two properties and just like with Beacon and Hudson, we're going to go to multiple places to get money to finance it. Who administers CNI grant is not part of this issue. It's the city's, and we're in consultation with them and that's the way it runs. He said in terms of development, a developer's first question is going to be that these are Housing Authority properties that you want me to come up with a plan with, when do I talk to the Housing Authority, and how do I know that they're going to sign an agreement with me. Since they are public housing projects, they're going to say, they're going to ask, how did you select your developer, and we can't say, well, the city told us who we're going to pick. He said he thinks we're fine with the properties. It's not about who's got the vacant land because Beacon has first dibs on that vacant land as it's under contract. This RFQ, in his opinion, is the mirror image of what we did for Beacon, and we just can't sign over the ability to do that.

Commissioner Watson asked Ms. Longcore what her thoughts were as she hears the voice of the city. Ms. Longcore said that it seems like the board is telling her to tell the

city not to issue an RFQ. Chairman Adams said that is not true. Ms. Longcore said that she wasn't sure how to move forward. Does she go back to the city and say these are the options; you can issue the RFQ and but don't specify that you want around these properties or the in terms of the RFQ obviously is going to spell out the how the developer gets awarded and there is going to be a housing authority person who is going to be on the selection committee for the developer in terms of evaluating the proposals that come in, which can again also be added to this resolution. She said it is her understanding that the city just wanted that PHA to basically reaffirm that they still want to move forward with this choice neighborhood program with these two properties.

Chairman Adams said she comfortable with a letter of support, that we are in collaboration, but we are not handing over authority to the developer. Mr. Lawlor said that we are under certain procurement rules. Chairman Adams wants to be clear that we are only talking about physical units. Mr. Lawlor said that it's not the properties, it's selecting a developer who we will select and enter a contract with being selected by the city and not by the housing authority. The city can't sign the agreement for the PHA. He said he would ask the city why we can't do a joint RFQ together instead of the city doing it alone. He said this is the best solution.

Chairman Adams said she wants all the vacant land at MLK to be available to Beacon Communities. She wants it clearly to be stated that we have final decision on what is done with property. Mr. Lawlor said that we need to clarify that it doesn't include the 4.4 acres, and we have to say that it has to be a joint RFQ where the Housing Authority is part of the process. The PHA needs to take part in the final decision. Commissioner O'Neill asked if we wouldn't have control as it is our property, that we can't just sign it away in a resolution.

Ms. Longcore wanted to know if it is a selection committee of say six members, is the PHA asking that three of the six be filled exclusively by members of the PHA board or the executive director, or PHA staff, or do you want a seat on the committee, or do you want half the seats on the committee. Commissioner O'Neill asked the attorneys that whatever the committee decides, wouldn't it still have to be approved by the board. Mr. Lawlor said that not according to the way the resolution is written. He said that they could back with a developer that the Housing Authority does not want to work with, so we should do this once with a collaboration. He said that we also need to make sure the criteria matches that of which we did for Hudson Gardens.

Chairman Adams said that our properties are a small part of the redevelopment. This is where the city is going to have a problem with the housing authority having equal weight at the table, because we only have two out of all the properties. Having the PHA have equal weight to say yay, nay on the total development of the developer for the entire north side of Poughkeepsie is not something they are going to want to do. Mr. Lawlor said that the one point that he would respond with that is that choice is a public housing program. So it's bigger than just our public housing projects, but it must include public housing projects. It can't be just a neighborhood plan.

Commissioner Watson said that Ms. Longcore could rewrite the resolution to include what Mr. Lawlor said and have it sent to him. The board was in agreement.

ADJOURNMENT

The meeting was adjourned at 10:55 am.

I hereby certify that the minutes are true and correct and approved at the Meeting of January 14, 2026.

Jaquetta Brown, Secretary