AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, July 8, 2026, at 5:30 pm. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

MINUTES
May 13, 2026/Regular Meeting
June 10, 2026/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS
2026-11 Scheduling the Date of the Regular Elections for Tenant Commissioners

COMMITTEE REPORTS
A. Building and Security
B. Finance
C. Personnel
D. Tenant Relations

EXECUTIVE DIRECTOR'S REPORT

CHAIRMAN'S REPORT

COUNSEL'S REPORT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

POUGHKEEPSIE HOUSING AUTHORITY
Minutes May 13, 2026 Meeting

Present:	Shirley Adams, Chairman Felicia Watson, Vice-Chairman (Virtually) Jacquetta Brown, Secretary Robin Johnson, Treasurer Vincent Brugger, Assistant Secretary-Treasurer Terriciena Brown, Member Thomas O'Neill, Member
Also Present:	Thomas Shanley, Accountant Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on May 13, 2026, at 5:18 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

April 8, 2026/Regular Meeting: Commissioner Brugger made a motion to put the minutes on the floor. Commissioner O'Neill seconded. Motion passed unanimously. Commissioner Brugger made a motion to accept the minutes. Vice-Chairman Watson seconded. Motion passed unanimously.

May 1, 2026/Special Meeting: Commissioner Brugger made a motion to put the minutes on the floor. Commissioner O'Neill seconded. Motion passed unanimously. Vice-Chairman Watson made a motion to accept the minutes. Commissioner O'Neill seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

Laurie Sandow, a city resident, and Richard Distel, City of Poughkeepsie planner, were in attendance.

Elizabeth Palmieri, a resident of Hudson Gardens, came to ask about a transfer as she has been on the list for five years. Mr. Shanley said that he would speak to her tenant relations person, and someone would get back to her. She said that she also has a mold issue, and she has asthma. Ms. Longcore suggested that she call the Dutchess County Department of Health, and they will come out and do a mold test.

Kadera Parks, of Charlia Frank, came to speak to the Board about the programs at Martin Luther King Jr. apartments. She said that they have an increase in the number of children attending. They have turned in signatures of support from the tenants for more programs and would like to have more programs but have not yet received approval from the PHA. They would like to start a six-week summer program beginning on July 6. All their programs are free. Commissioner Brugger asked how they are funded. Ms. Parks said through grants. Chairman Adams said that there were concerns if a tenant wanted to use the space. Ms. Parks replied that they were told that MLK Jr. was never used for those purposes, just Thurgood Marshall and Boulevard Knolls. Chairman Adams said that she was not aware of that. Chairman Adams said that the Board would discuss this and get back to them.

Commissioner Johnson asked about the liability insurance for the other sites if they wanted to do a program at one of those. Ms. Parks said they are listed on their insurance. Chairman Adams said that in the past, that has been a site that we've used for income generating, and we've rented it out. She said that one of the discussions that the Board had was if we were to give the keys in a more permanent situation where you would have them at all times, it would be a rental lease type agreement as opposed to just be using it for program space for one or two days. So now we'll have a discussion because we haven't discussed an in-kind contribution of space to a program that has access to it 24-7. Ms. Parks said that they would not necessarily have to the keys all the time and could turn them in each day. Commissioner T. Brown also mentioned that the mayor and council members have volunteered for the programs. Pamela Gadsden, a Martin Luther King Jr. resident, and Choice ambassador, came to support Ms. Parks and the program at MLK Jr.

Chairman Adams asked for the other virtual attendees to identify themselves. Ray Fitzgerald, Executive Director of the Wilmington Housing Authority, and Mr. McCullough, a resident of the Town of Poughkeepsie, joined virtually.

Vice-Chairman Watson said that a group went to the Wilmington Housing Authority and met with Mr. Fitzgerald, the Executive Director, to see what they are doing there. Commissioner O'Neill was unable to attend but spoke separately with Mr. Fitzgerald. Vice-Chairman Watson said that she asked Mr. Fitzgerald to join us and share his experience. She thanked him as she knows this is after hours.

Mr. Fitzgerald introduced himself and gave his background. He stated that he is the executive director of the Wilmington Housing Authority, and they also have a nonprofit, Delaware Affordable Housing Group, that they activated and are in partnership with their purpose-built community partner, Reach Riverside. He said that he does not have a traditional public housing background. He is a lawyer and has experience in Department of Corrections, in social services, and in school districts doing a lot of volunteer and community work with nonprofits. Prior to accepting the job as the housing authority, he ran the state of Delaware's welfare programs as food stamps, Medicaid, childcare, and cash assistance.

He said that when he took over the job, they had 35 long-term vacant units. These units had been vacant for upwards of 30 years in some cases. They did a disposition through HUD and transferred those 35 long-term vacant units to their nonprofit that was already created but inactive and then created programs and did fundraising to renovate those units without any money having to be contributed from the Housing Authority. Their nonprofit kept and renovated with money that they were able to fundraise through ARPA funds or through bond bill money from the state. He said that generally those kinds of funds are available in every state.

They also created a program that's called the Partnership Program, where they work with new and experienced developers. They allowed them to manage the property for us. They had to get the money to renovate the property, and we helped them get a tenant. In that partnership, they get 80% of the rent, we get 20% of the rent. In three to five years, he said they will buy the property back if they want to sell it. In most cases, most of the partners don't want to sell it and then manage it effectively. We renovated 20 to 30 houses that were vacant for 30 years without any money contributed from the Housing Authority. It's generating revenue for us for properties that we don't have to manage.

They have also been able, through the different various sources of funding, to acquire an office building that we moved into. The nonprofit owns the building and WHA Housing Authority rents from the nonprofit. Because they were able to fundraise, that property has no debt on it. They have another property that they purchased again with no debt because of the different various funding sources they were able to tap into. They are renovating a 100-unit former assisted living facility that they are going to use to house elderly folks. They were able to get project-based vouchers from one of our neighboring housing authorities, so they put 100 project-based vouchers into the unit. This will help finance the project going forward where we want to actually make money on that project. Once a tenant is living in a project-based voucher unit for more than a year, they're then able to request to move up the list and request a tenant voucher, that they can then take and go find their own property. They will help them find somewhere to live if they need it in that situation. This creates churn within the project so every 18 months they should be turning over people in the unit. They had one unit in 2021 when I started at WHA, and the whole nonprofit was making $12,000, $15,000 a year. Projected for 2026, our nonprofit is going to bring in $6 million in revenue, which is going to equate to about $4,000 in profit.

Commissioner O'Neill asked how many units they oversee. Mr. Fitzpatrick replied that they have about 2200 Section 8 units and about the same public housing units if you count the tax credit units on top of that, so about 4400 units total. Commissioner Johnson commented that is huge, especially compared to us. Mr. Fitzgerald replied that it's doable no matter what size you are. Commissioner O'Neill asked what he would suggest as there are a number of things that Mr. Fitzgerald did to bring their organization to where it is today. He asked what the most important things for us would be to be doing now in order to raise our bar as soon as possible. Mr. Fitzgerald replied that he is a firm believer in the adage, if you keep doing what you did, you're going to keep getting what you got. We have to be creative in how we approach the work, because you don't move the needle by continuing to do the things you've always done. He said he thinks it's important to have leadership in your agency that is willing to be creative, do new things, and not just continue with the status quo. He said the second most important thing is activating a nonprofit or some entity like that will allow you to be creative and flexible and bring in additional funding. He said one thing they're starting to get now is congressional director spending. Their federal delegation has been very aggressive about helping them get funding for some of the projects. He said the third thing you got to have is a good plan for how you're going to operate going forward. For instance, if you're going to do RAD projects and you don't set your RAD up properly, you can actually hurt yourselves more than help yourselves. He said that to give you an example of what he means, you have a Choice Neighborhood Grant, and Choice Neighborhood is so complicated. He said you're required to probably have a developer and somebody that's going to be a property manager, just to make sure you meet all the requirements of those kinds of big projects. But if you're going to add smaller developments, you don't need a developer or a property manager in those cases. In fact, you don't want a developer or a property manager because the revenue that they take from you to manage these properties limits your revenue, their ability to generate revenue from those properties for a significant number of years, most cases 15 years. So, you want to make sure if you do RAD, you create the entity that owns the building that you can transfer the property to so that you manage the revenue and the cost. You have to control the entity that owns the property once you do a RAD deal so you can make sure you have the benefits and you pay yourself at that point to through the nonprofit. You pay the housing authority to do property management, to do the maintenance, to do the trash pickup and all that kind of stuff that you typically do, then you have control of that. He said that's what he means when he says you have to have a really good plan because otherwise you could end up hurting yourself in a RAD deal.

Chairman Adams said thanked him and said they may ask him back after the Board has a chance to think about some of the things he spoke about. Vice-Chairman Watson asked that out of respect for his time and for the commissioners that are here, if they were any questions. Commissioner Brugger asked if they had done a RAD project. Mr. Fitzgerald replied that they have done several RAD projects. Commissioner Brugger asked if the not-for-profit is a totally separate entity from your RAD, but you've set it up where the not-for-profit is like a management company. Mr. Fitzgerald said no, the not-for-profit is just a non-profit. Once they transfer the scattered site units that were long-term vacants to our non-profit, they transfer to the non-profit as ownership. Then the non-profits created a shared services agreement with the housing authority, where the nonprofit paid the housing authority to manage the properties that they previously were managing when they were at public housing. Now there's Section 8, and Section 8 brings in more admin fees than the subsidy fees that housing authorities receive for public housing units. So, the housing authority gets more money, gets paid by the nonprofit to manage the property, but doesn't have any of the overhead when it comes to repairs and things like that. If you sign that over to a developer, you don't have that control anymore and you are hoping that they are fair and honest in their dealings with you, which typically they are not. Chairman Adams once again thanked Mr. Fitzgerald for his time and information.

Chairman Adams said that we already have a non-profit, just that we would have to change the mission. Vice-Chairman Watson said that she thinks it's bigger than this. She doesn't want us to miss the impetus of him and what he's talking about, because with us, as we're looking to do a search for a new executive director, that was the impetus. She said he digressed into some other things to help us to see how amplified and to begin to get our minds to think about what we should be looking for and what we should be thinking about. We don't want to get stuck on the RAD piece. She said that was minuscule in comparison to the bigger picture. Chairman Adams replied that she wasn't trying to diminish but was just saying one of the things that we're a step ahead is because we have an entity, nonprofit entity, which would be interesting to be able to convert.

Commissioner T. Brown said that she thinks that before we say personnel things, we need not bring it out publicly, and it should be in executive session. Chairman Adams said that she thinks that a couple of things on here which were discussed in executive session has to be done publicly. She turned it over Counsel. Ms. Longcore said open meetings law requires that votes, or if the board is going to take action, then that action needs to be done in public. She did try to draft the resolutions in a way that would protect people's privacy to the extent that is possible, but the board really can't take action on these issues behind closed doors. The discussion leading up to that can take place in an executive session where that's appropriate, but when we reach the point of taking action, the public needs to be aware of that.

RESOLUTIONS

Resolution 2026-06 Placement of Executive Director on Paid Administrative Leave:
Commissioner Brugger made a motion to put the resolution on the floor. Commissioner J. Brown seconded the motion. Motion passed. Commissioner Brugger asked if they did an oral resolution, does it hold water, and if it does, why is this necessary. Ms. Longcore said that to be clear, we did take the vote in public session for that action. That was done in public. She said that she did not know that it is required necessarily to do a resolution ratifying that vote. It's just typically when in the past when we have not had a resolution prepared, but the board wants to move forward with the action, they take a vote by motion to do that action and then she will follow it up with a resolution, basically just ratifying that action so that we have more of a written record of it. Commissioner Brugger made a motion to accept what we had previously already agreed on. Commissioner O'Neill said no but that's true, but as memorialized by this written resolution. He said we are formally passing what is before us in writing in this document, which memorializes what we already did orally. Commissioner Brugger asked what would happen if people changed their vote. Commissioner O'Neill said that they can. Commissioner Brugger asked if wouldn't that mean we'd have to rescind. Vice-Chairman Watson said that he was right. Chairman Adams said that this motion has already been approved., and this is just in writing. Commissioner Brugger said that he was just asking technically what would happen if somebody changed their mind, which then opens a new can of worms. Commissioner J. Brown said right, because with the paperwork that we received in an e-mail, it changes things. Ms. Longcore said that her recommendation would be as this was unanimously, from what I recall, passed by an oral vote at the last meeting, this is just a ratification of that. If people would like to change the status of the executive director, that would be something that would be done by a separate resolution to change the status that she's already on. She said that she thinks this resolution failing would, she was not entirely sure how to even describe the effect of that because this is really just a memorialization of a prior action, an action that has already been taken. If circumstances have changed since that action, that should be addressed, in my opinion, by a separate resolution. Commissioner T. Brown said that what happened is when we had that meeting and we came to this conclusion, we did it verbally. She said that so now that we did it verbally, the lawyer had to go and print it in writing so that it could be documented and approved through the law of us doing it the right way. She went on to say that so now here it is before us, that we have to vote on what we said, and for the actions that we have already taken, because if we renege on this, then we could be penalized or sued or whosoever if we're going against what we already approved.

Commissioner Watson seconded. Motion passed. Commissioner O'Neill said that he wanted the record to be clear that Resolution 2026-06 passed unanimously.

Resolution 2026-07 Authorization to Request Conflict of Interest Waiver from the U.S. Department of Housing and Urban Development: Chairman Adams said that it was explained to the executive director, who's on leave at this time, that we were going to initiate a search for a new executive director. In preparation for that, there is supposed to be a discussion with the executive director in terms of her disposition and so that is amicable and so that we can reach some kind of an agreement with her. Ms. Longcore said that there may come a time when we are searching for a new executive director, that the current executive director is no longer employed. We reach a resolution, she resigns, the board terminates her, and that prior to finding a permanent replacement, which would necessitate an interim executive director. That interim executive director cannot be a commissioner of this board under the annual contributions contract that the housing authority has with HUD. They have determined that would be a conflict of interest, even if the person were to resign, and they would have to resign regardless, but even resigning for a full year, any employment with the housing authority would be prohibited for any commissioner of this board. There are also other issues that are irrelevant. This resolution would authorize the board to submit a request to waive that conflict of interest. HUD would have to review that request they are entitled to grant a waiver for good cause. They can waive any conflict of interest if a board demonstrates that there is good cause for them to do so. This would authorize the board to seek that waiver from HUD in the event that they want to appoint the current chair as interim executive director should that situation arise. Commissioner Brugger asked if we are quite sure we have enough facts that are accurate with the information that we got as it raised a lot of his concerns about whose information is the most accurate. Chairman Adams said we don't know if we are going to get the waiver. This is just one of those precautions in case you need it. She also doesn't know if it will be needed, but we have to apply for it just in case we do need it. She said the Board does not know what decision the current executive director is going to make, so this is a precaution just in case it's needed. She also said that we're going to start a search for a new executive director, and we need to start that search immediately. Commissioner Brugger said his concern is the information that the board has gotten, not from Ms. Longcore, raises a lot of concern of who's going to verify what we've been told from the other source. Commissioner J. Brown said they sent a bunch of links for us to look at. It's in the e-mail, detailed, outlined, and documented. Commissioner Brugger said that it's the accuracy of what the outside entity has bombarded us with that's got red flags. Commissioner O'Neill said there was information disseminated that some of us have a problem with, and the appropriate steps have been and are being taken in order to obtain the facts. Commissioner T. Brown said that it is her understanding just like the other resolution, this resolution is just to protect us. Commissioner Brugger said his concern is some of the things that have been brought to their attention are very serious questions. He said he is concerned and does not know what this impact directly is. Chairman Adams said if we get the waiver, the board does not have to activate the waiver. Commissioner Brugger said to take it even more basic, though, the things that were given to us outside of corporation counsel indicate that because of the current situation, things are null and void, and he wants to have clarification. Chairman Adams said that they have some information she doesn't have.

Commissioner Brugger said that she got it, and all the commissioners did. Commissioner Johnson asked if this can really be discussed publicly because we're not able to say exactly, because we're public, should we just table this. Chairman Adams said that time is of the essence to apply. Vice-Chairman Watson said that we should have legal counsel explain it, and then we move forward, whatever way. Ms. Longcore said that everything from what she has seen and unless she has not seen everything that has been sent to the board, it is her understanding that the concerns that HUD had expressed and the potential ramifications are all contingent on this board acting without HUD approval. This resolution is an authorization to seek that approval. She does not believe that the board has taken any action thus far that HUD has disapproved, that is not approving of for violation of the ACC. She said that from everything that she understood that if the board were to do something, if the board were to act without their approval, then this would happen. This resolution is to obtain that approval, which Vinny is correct, it could be a very long process. She has no idea how long it will take them to review any requests if it's submitted and make a determination, but HUD has been very, very clear that we cannot take any action that would be inconsistent with the ACC, and we have not.

Commissioner O'Neill said that this resolution simply memorializes what we agreed to do at the same time that we orally placed our director on paid leave. This is just another step in the process that we're taking in accordance with what we all agreed to do, and it doesn't preclude us from effectuating any change going forward that may be required in order to make sure that we are legal at all times and are acting in the best interest of the organization. Commissioner Brugger said if we did this, worst case scenario from some of those things that we received from the third party, could that come back and harm us because of daily functions being done on a daily basis. Chairman Adams said we wouldn't do those functions if they weren't permitted. Ms. Longcore said that it is possible, and this is something that can be discussed in an executive session, that additional actions will need to be taken to satisfy HUD to ensure that some of these things that they have discussed do not happen. This is completely separate from this resolution. And this resolution would not preclude us from taking any action that HUD may require us to do to make sure that we are able to submit reports and funding. Commissioner Brugger asked in her professional opinion, this will not interfere with the daily operations that's been brought to our attention and stuff like that. Ms. Longcore said that it will not. Vice-Chairman Watson made a motion to put the resolution on the table. Commissioner O'Neill seconded. Commissioner J. Brown said that she did not feel comfortable. Commissioner Johnson asked if we are voting on these publicly. Chairman Adams said yes, we're just voting to submit for approval for a waiver, that's all. Vice-Chairman Watson said that yes, but if anyone disagrees with it, they can vote no. Commissioner Johnson said that she votes no, and she votes no for the last one two. Commissioner J. Brown also voted no. The vote carried 5 to 2.

Resolution 2026-08 Amending the By-Laws to Change the Date of the Regular Tenant Elections: Vice-Chairman Watson made a motion to put in on the table. Commissioner O'Neill seconded. Chairman Adams said that the election was schedule for June 6, and there is a lot to be done. She said that the Board of Election has not been contacted yet, and they are a big part of this. She said she asked counsel if we could postpone the election for maybe 30 days or so. She was told there is nothing in the By-Laws that precludes it, but there's nothing in it that says you can. The tenant commissioners said that they did not have an issue with it. Commissioner Brugger asked if it is a one-time thing. Chairman Adams replied that it was. Ms. Longcore said that this does need to be edited to clarify that it is not permanent. Vice-Chairman Watson made a motion that the resolution be amended to reflect that there's no permanency in this request, and that we move forward with everything else that's intact. Commissioner J. Brown seconded. Motion passed unanimously.

COMMITTEE REPORTS

Building and Security: No report.

Finance: Mr. Shanley said that he was in the middle of year end so he did not have a report. As of 4/30/26, we are leased at 116 of 117 for AMP 1 and 237 of 242 for AMP 22. Overall, we are at 353 of 359 units leased.

For Section 8, we are leased at 86 of 91 for HCV; 57 of 60 for VASH, and 8 of 18 for the Foster Youth to Independence vouchers.

Personnel: No report.

Tenant Relations: No report.

EXECUTIVE DIRECTOR'S REPORT

No report.

CHAIRMAN'S REPORT

No report.

COUNSEL'S REPORT

No report.

OLD BUSINESS

Vice-Chairman Watson asked if anyone was available to take the student who won the award to Verona. Chairman Adams said there is a car service available if no one else can do it.

NEW BUSINESS

No report.

At 6:38 pm, the meeting adjourned.

I hereby certify that the minutes are true
and correct and approved at the
Meeting of July 8, 2026.

Jaquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Minutes June 10, 2026 Meeting

Present:	Shirley Adams, Chairman Felicia Watson, Vice-Chairman Robin Johnson, Treasurer Terriciena Brown, Member Thomas O'Neill, Member
Also Present:	Thomas Shanley, Accountant Joanna Longcore, Attorney
Absent:	Jacquetta Brown, Secretary Vincent Brugger, Assistant Secretary-Treasurer

The Meeting of the Poughkeepsie Housing Authority was held on June 10, 2026, at 5:18 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

None

TENANT AND PUBLIC PARTICIPATION

Commissioner T. Brown asked if there had been a decision made about the elections. Chairman Adams said there has not.

RESOLUTIONS

<u>Resolution 2026-09 Reinstatement of Executive Director on Paid Administrative Leave:</u> Vice-Chairman Watson made a motion to put the resolution on the floor. Commissioner T. Brown seconded the motion. Motion passed. Motion carried unanimously.

<u>Resolution 2026-10 Public Relations Committee:</u> Chairman Adams said that it does not really require a resolution as this is temporary committee for public relations, which is very important. Vice-Chairman Watson said it should be a resolution because we are establishing an ad hoc committee. Vice-Chairman Watson said that she asked for this as our website is antiquated, and as we look to position ourselves, there's tons of information missing, including the whole RAD piece and how are we executing RAD. She said she received a call the other day from a tenant who was afraid they were going to be put out. She said we should have information about Choice, the ambassador should be up there with picture. It should be nice and welcoming, and it's not. She said that the other thing from a public relations perspective is for people to really understand who we are and what we do, because we're out there a lot now, and people just don't know a lot about us and what we do. Chairman Adams said that we might we want to have a meeting with the housing authority's IT person. Chairman Adams said that we did not have a written resolution at this time but asked if we could get a vote and present the resolution at the next meeting. The Board voted unanimously for the committee. Chairman Adams asked if anyone would like to be on the committee to let her know. She said that wanted Vice-Chairman Watson on it because she has strong opinions and thoughts about how this should look.

COMMITTEE REPORTS

Building and Security: Commissioner Johnson said the recommendation from the committee was put Charlia Frank on the table to do the summer program pro bono for the summer months, and then after that, we'll look into charging a fee starting in September. Commissioner T. Brown seconded. Commissioner T. Brown asked if we could help them as well because she doesn't think the housing authority had been supportive of them. Motion passed unanimously. Vice-Chairman said that this needs to be legally driven with the appropriate paperwork. Ms. Longcore said that she would take care of all of that.

Finance: Mr. Shanley reported the deficit for the year ending 2026 was $671,647. Last year's deficit was $1,096,155.43, amounting to a change in net capital position by, in a positive manner of $424,508.43. The net of the OPEB depreciation, that's the GASB entry that we had to make, the net change is $311,000. Total revenue is down 0.2%. Administrative costs are down 4%. Utility costs are up 14.6%. Maintenance costs are down 10.7%. Insurance and pilot are up 25.9%. The other post-retirement and benefits are down 64.8%, that's a non-cash kind of situation. Collection loss is down 55.5%, and then that's really due to the fact that we actually reserved for a lot of the losses that we wrote off last year. On lease-up, as of March 2026, we were leased at 116 of 117 for AMP 11, and 238 of 242 for AMP 22. So overall, we were at 354 of 359 units that were leased , so it's only 5 vacants.

On the Section 8, the net deficit for the fiscal year ended March 2026 is $7,830.20, and this deficit is $110,846.979, less than we had in fiscal year 25, when we had a deficit of $118,676.99. On the lease up as of March 2026, we're leased at 87 of 87 for Housing Choice, 56 of 60 for and 9 of 18 for the foster to youth vouchers.

Chairman Adams asked what admin position was eliminated. Mr. Shanley said that we eliminated the full-time. It was a full-time receptionist that became part-time. There were two maintenance people that were left over the year. Chairman Adams noted that the utilities are just out of control. Mr. Shanley said that it is not going to look any better next year, and especially the water costs, because the city just raised the utility costs on water and sewer by about 20% into this year. Commissioner O'Neill asked to what he attributed the 25% increase in pilot and insurance. Mr. Shanley said that is mostly the liability insurance. He said that comes back to Marshall and Sterling, our increase in premiums, mostly from claims due to property damage and most likely from lawsuits. Commissioner O'Neill asked if these are tenant lawsuits. Mr. Shanley replied yes. Chairman Adams said it looks like whatever legal entity they're using is into settling. Commissioner O'Neill said that we should continue to be looking at better ways to be insured. Mr. Shanley said that he put an RFP out back during the winter. Marshall and Sterling were the only ones that responded, so we stayed with them, but they gave us a much better rate.

Vice-Chairman Watson reported that Mr. Shanley has submitted his resignation, and on behalf of the Board of the Poughkeepsie Housing Authority she thanked him for his service. He said his last day is June 12. The entire Board thanked him for his service.

Personnel: Vice-Chairman Watson report that we know that Tom is leaving, and we know that the executive director has been reinstated. We know that the board will be looking for a search firm for the ED position.

Tenant Relations: Commissioner Johnson reported that tenants come to her but don't want to come to meetings to voice their complaints. Vice-Chair Watson said that a resident from across the street also asked about what was happening and if people would be thrown out. She said that the resident meetings with Beacon Communities and Kearny will hopefully assuage any negativity.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe said the SEMAP and PHAS have been submitted by the May 30 deadline. Beacon Communities has proposed two dates to have the resident meetings.

CHAIRMAN'S REPORT

No report.

COUNSEL'S REPORT

No report.

OLD BUSINESS

Vice-Chairman Watson asked if anyone was available to take the student who won the award to Verona. Chairman Adams said there is a car service available if no one else can do it.

NEW BUSINESS

No report.

At 6:38 pm, the meeting adjourned.

I hereby certify that the minutes are true and correct and approved at the Meeting of July 8, 2026.

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Jaquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2026-11

Scheduling the Election for the Tenant Commissioners

By Commissioner: ____

WHEREAS, the Poughkeepsie Housing Authority (hereinafter referred to as "PHA") By-Laws which govern the procedures, duties, obligations and responsibilities of the Board of Commissioners, require that elections for the two tenant commissioners be held on the 1st Saturday of June; and

WHEREAS, due to unanticipated circumstances, the PHA was unable to hold the election on the 1st Saturday of June in accordance with the By-Laws; and

WHEREAS, at the regular meeting of the PHA held on May 13, 2026, the Board of Commissioners voted to cancel the elections that were to be held on the 1st Saturday of June and reschedule them for a later date to be determined; and

WHEREAS, the Board of Commissioners has determined that the interests of the PHA would best be served by scheduling the election for the two tenant commissioners for Saturday, September 19, 2026

WHEREAS, all other requirements pertaining to the tenant commissioner elections as set forth in Article XI Section 4 of the By-Laws shall remain in effect;

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, that the election for the two tenant commissioners is hereby scheduled for Saturday, September 19, 2026; and be it further

RESOLVED, that the Executive Director is hereby authorized and directed to take all steps necessary to effectuate this resolution.

Second by Commissioner: ____

Ayes	Nays	Abstentions

I hereby certify the foregoing to be a true and correct copy of Resolution No. 2026-11 duly adopted at the meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 8th day of July 2026.

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Jacquetta Brown, Secretary