

POUGHKEEPSIE HOUSING AUTHORITY
Minutes June 10, 2026 Meeting

Present: Shirley Adams, Chairman
Felicia Watson, Vice-Chairman
Robin Johnson, Treasurer
Terriciens Brown, Member
Thomas O'Neill, Member

Also Present: Sandra Boothe, Executive Director
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

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

Resolution 2026-10 Public Relations Committee: 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 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.

Jaquetta Brown, Secretary