POUGHKEEPSIE HOUSING AUTHORITY
Minutes of the July 13, 2022 Regular Meeting

Present:	Shirley Adams, Chairman Vincent Brugger, Vice-Chairman Jacquetta Brown, Secretary Yvonne Flowers, Member @ 5:23 p.m. Joseph Krakower, Member
Also Present:	Sandra Boothe, Executive Director Tom Shanley, Accountant Joanna Longcore, Counsel
Absent:	Felicia Watson, Assistant Secretary-Treasurer Thomas O'Neill, Member

The Regular Meeting of the Poughkeepsie Housing Authority was held on Wednesday, July 13, 2022 at 5:21 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

May 25, 2022/Regular Meeting: Vice-Chairman Brugger made a motion to put the minutes on the floor. Commissioner Brown seconded. Motion passed unanimously. Vice-Chairman Brugger made a motion to accept the minutes. Commissioner Brown seconded. Motion passed unanimously.

RESOLUTIONS

Resolution 2022-11 Procurement Policy: Vice-Chairman Brugger made a motion to put the resolution on the floor. Commissioner Brown seconded. Motion passed. Ms. Boothe presented the resolution to update the current procurement policy with recommendations from HUD. Commissioner Brown made a motion to approve the resolution. Commissioner Krakower seconded. Motion passed unanimously.

COMMITTEE REPORTS

Building and Security: Commissioner Brown asked if we could get an additional camera at her site. Ms. Boothe said she will contact the camera company.

Commissioner Flowers said that we are having issues in the 4th and 5th building at Hudson Gardens. She received an email from a tenant complaining of people running through with guns. She would like the police to concentrate here more.
Aisha Daughter of Essie, a resident of Hudson Gardens, spoke of how there are people running in building with their guns out. She is concerned for the safety of her family.

She had a woman walk right in behind her looking for the neighbor. Her son was cornered in the hallway and threatened.

Commissioner Brown asked if we can get additional cameras on the interior parts of the building. Ms. Boothe said we could ask but they are issues with connectivity.

Commissioner Flowers said there are also issues in the parking lot. Chairman Adams said that she would like to put this issue on the agenda for a work session to look at the problems in depth. Commissioner Flowers said in the meantime, she would like to have the police get out of the cars more and walk around more frequently.

Finance: Mr. Shanley reported that the Net Surplus for the month of April is $240,223.05, for May a Net Surplus of $26,393.72, and a Net Surplus in June of $129,571.48. The Net Surplus year-to-date is $396,188.25. As of June, we are leased at 112 of 117 for AMP 11 and 238 of 242 for AMP 22, with a total of 350 of 359 units leased.

For Section 8, the Net Deficit for April is $2,278.50, for May a Net Surplus of $24,155.54, and Net Deficit in June of $31,968.74. The Net Deficit year-to-date is $10,080.70. As of June, we are leased at 81 or 87 Housing Choice Vouchers, 55 of 60 VASH, and 8 of 18 for the Foster Youth to Independence Vouchers.

Personnel: No report.

Tenant Relations: Commissioner Brown asked if we are looking to do something with the washers and dryers as there is only one working washer and dryer. Ms. Boothe said it was supposed to be taken care of and she will look into it.

Commissioner Brown said that they are having an issue with mice. Ms. Boothe said that we are currently working on an RFP for Pest Control Services.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe reported that REAC was on June 1. They inspected TMT and MLK, and we received a score of 83. Commissioner Flowers asked if we have a listing of what was cited. Ms. Boothe said that we had issues with smoke detectors either being ripped out or no batteries. We had to correct the issue but they did not deduct points as it is not the fault of the Authority.

She said that the work order summary is included in the packet.

CHAIRMAN'S REPORT

Chairman Adams stated that all housing authority checks have to have two signatures, one being a commissioner's. She proposed that the Board adopt a threshold for checks to be signed internally by the Executive Director and the Accountant. The Board directed

counsel to write an amendment to the Check Signing Policy and corresponding resolution.

COUNSEL'S REPORT

Ms. Longcore said that they had a meeting with the fire department. They are starting to do more enforcement of the state and city codes. Under the multi-residence law, they want to start enforcing fees. Chairman Adams asked if they have jurisdiction on Federal property. Ms. Longcore said she will get more information and report back to the Board.

OLD BUSINESS

Ms. Boothe said that we received 7 or 8 proposals for the RAD RFQ. They were email so we are in the process of printing them out and putting them together. She will have them for the work session.

Commissioner Flowers asked when we are having another resident meeting as there is lot of rumors going around and residents are worried. Commissioner Brown suggested we sent an update letter to let residents know that the buildings haven't been sold. Chairman Adams suggested meeting with residents in September.

NEW BUSINESS

Commissioner Flowers said that someone from Nature's Impact contacted her about doing an Art Garden at Hudson Gardens. They would like to include the children in this project. They would be contacting Ms. Boothe.

TENANT PARTICIPATION

Laurie Sandow, a City of Poughkeepsie resident, said she saw the article in the paper regarding redevelopment and she thinks there is value in sending a letter to the residents.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of August 10, 2022.

Jaquetta Brown, Secretary