POUGHKEEPSIE HOUSING AUTHORITY
Minutes of the July 12, 2023 Regular Meeting

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

The Regular Meeting of the Poughkeepsie Housing Authority was held on Wednesday, July 12, 2023 at 5:18 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

May 10, 2023/Regular Meeting: Commissioner Brown made a motion to put the minutes on the floor. Commissioner Krakower seconded. Motion passed unanimously. Commissioner Brown made a motion to accept the minutes. Vice-Chairman Brugger seconded. Motion passed unanimously.

Vice-Chairman Brugger made a motion to go out of order of the agenda and hear the Tenant Participation portion. Commissioner Brown seconded. Motion passed.

TENANT PARITICIPATION

Rashawn Johnson, an applicant, had some concerns about his application and if it was being processed correctly. Chairman Adams said that she would meet with Ms. Boothe to go over the application and the process and would be in contact with Mr. Johnson.

Annalicia Brown, a Hudson Gardens resident, voiced concerns over her transfer request and the amount of time it was taking to get a larger unit.

Commissioner Watson made a motion to go back in order of Agenda. Commissioner Brown seconded. Motion passed.

RESOLUTIONS

Resolution 2023-20 General A/E Services Contract LAN Associates: Commissioner Brown made a motion to put the resolution on the floor. Commissioner Flowers

seconded. Ms. Boothe presented the resolution to enter into a contract with LAN Associates for basic architectural and engineering services for a term of one year, with an option to renew for two additional years. Each job price will be negotiated and will be brought to the Board for approval. Commissioner Watson made a motion to accept the resolution. Commissioner Krakower seconded. Motion passed unanimously.

COMMITTEE REPORTS

Building and Security: Commissioner Brown asked if the following improvements could be made: painting of the lines in of the parking spaces, painting the railings, and painting the community rooms. Commissioner Flowers asked if we have had complaints of music. Ms. Boothe replied that we have not received any.

Finance: Mr. Shanley gave the financial presentation for year-end 2023. Our net surplus for FY2023 is $100,241.12. Last year, the net deficit was $346,719.66 amounting to a change in net capital position by $45,960.78. This is due to the following events: increased subsidy in FY 2023; increased Capital Fund income in FY 2023; increased utility expense from Central Hudson; and maintenance costs, due to increased material costs along with increased turnovers and maintenance to meet REAC standards. As of March 2023, we were leased at 347 of 359 units.

The surplus in Section 8 for FY 2023 is $7,292.04. This surplus is $52,80236 less than we had in FY 2022 when we had a surplus of $60,104.40. Most of this change is due to shifting more of our Section 8 personnel expenses to Section 8 as well as spending more on training. As of March 2023, we are leased 81 of 87 Housing Choice Vouchers, 48 of 60 for VASH and 9 of 18 for the Foster Youth to Independence vouchers.

Mr. Shanley then presented the financials for April thru June. For Low Income Public Housing the net surplus for April is $129,728.68, for May a net deficit of $45,785.94, and a net surplus in June of $1,425.89. The net surplus year to date is $85,368.63. As of June, we are leased at 343 of 359 units.

In Section 8, the net surplus for the month of April is $7,789.86, for May a net deficit of $39,518.15, and net surplus in June of $2,763.86. The net deficit year to date is $28,964.53. As of June, we are lease 82 of 87 for Housing Choice Vouchers, 48 of 60 for VASH, and 9 of 18 for the Foster Youth to Independence vouchers.

Personnel: No report.

Tenant Relations: Commissioner Krakower reported that the maintenance staff did a very good job with the elevator repair situation.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe said that the work order summary is in the packet.

CHAIRMAN'S REPORT
No report.

COUNSEL'S REPORT
No report.

OLD BUSINESS
None

NEW BUSINESS
None

ADJOURNMENT
The meeting was adjourned at 6:13 p.m.

I hereby certify that the minutes a true and correct and approved at the Meeting of September 13, 2023.

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Jaquetta Brown, Secretary