POUGHKEEPSIE HOUSING AUTHORITY
Minutes of August 20, 2025 Meeting

Present:	Shirley Adams, Chairman Vincent Brugger, Vice-Chairman Jacquetta Brown, Secretary @ 5:20 p.m. Felicia Watson, Treasurer - virtual Terriciena Brown, Member Robin Johnson, Member
Absent:	Thomas O'Neill, Assistant Secretary-Treasurer
Also Present:	Sandra Boothe, Executive Director Thomas Shanley, Accountant Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on August 20, 2025, at 5:17 p.m. virtually and at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

July 9, 2025/Regular Meeting: Vice-Chairman Brugger made a motion to put the minutes on the floor. Commissioner T. Brown seconded. Motion passed unanimously. Commissioner Watson asked about excused absences. She wanted to go on record that the two times she was absent, they were excused absences. Chairman Adams said that we should excuse the absences as they had been excused for Commissioner T. Brown in the past but going forward, we should check the By-Laws and make amendments if needed. Commissioner T. Brown made a motion to accept the minutes. Vice-Chairman Brugger seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

Commissioner Johnson said that tenant reached out about the meeting time. Commissioner T. Brown said that she also received a call from someone who was going to attend the meeting. Commissioner Watson said she had a call from a tenant who was going to come to the meeting on the original day, but she did not have her notes with her, so she did not remember her name.

Commissioner J. Brown said a tenant texted her to ask about a tenant at Boulevard Knolls who was having issues with her floor due to the roof repairs. Mr. Folscher said that the only thing he was aware of was damage that was caused by her air conditioner, but he would look into it.

RESOLUTIONS

None

COMMITTEE REPORTS

Building and Security: Mr. Folscher said that we were up to 45 vacant units but as of today, we have 11 of them done and will have 4 more done by next Friday. Chairman Adams asked how many have been done in the last month. Mr. Folscher said that we have 15 done, and it will be down to 30. The outside company is currently working on the three bad units at MLK Jr. and expect to have them done within the month. Chairman Adams asked how much who the company is. He replied that it is Antonios. He received three bids and their price was $42,000. They will also be cleaning them for that price. She asked who was supplying the materials. Mr. Folscher said that we are purchasing some and they will be purchasing some. She asked if it was clear as to what his responsibility and our responsibility is. Mr. Folscher replied yes. He went on to say that our maintenance team is working on apartments that have been out there too long. Chairman Adams asked if it is a good use of our time to work on the three that have been out there too long. Mr. Folscher said that these three were not too bad.

He also mentioned that we are going to be inspected by HUD. Ms. Boothe added that we do not have an official date. Chairman Adams asked if we are monitoring tenants who will soon be up for eviction to make sure that no additional damage is done. Commissioner Johnson asked if they were just inspecting Boulevard. Ms. Boothe replied that they are inspecting Hudson, Swartz, and Boulevard. Mr. Folscher also mentioned that we sent out letters stating that we would be charging for tenant-caused damage. Commissioner T. Brown asked if she would be able to go into the tenants' apartments with the inspections. Chairman Adams said that it might be a problem as the tenants were not notified of a commissioner being present.

Finance: Mr. Shanley presented the financials for July. The Net Surplus for the month of July in Low Income Public Housing is $444,760.88 and the Net Surplus YTD is $650,394.92. As of July 2025, we are leased at 104 of 117 in AMP 11 and 217 of 242 for AMP 22.

For Section 8, for the month of July, the net deficit is $7,721.22. Year-to-date, our Net Surplus is $108,304.53. As of July 31, we are leased at 84 of Housing Choice Vouchers, 56 for VASH, and 9 Foster Youth to Independence.

Chairman Adams asked how the attorney for RAD bills us. Mr. Shanley said they bill the hours as they provide service. Chairman Adams said that she requested information about six months ago for the Board and has not received it.

Personnel: Commissioner Watson said she hasn't received an evaluation from one individual but expects to have it by the next meeting.

Tenant Relations: Commissioner J. Brown said the Ondie James will be having a block party here on Saturday.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe said Sunday there was a Choice Neighborhood Picnic at Pulaski Pool. It was a good event. Chairman Adams, Commissioner J. Brown, Commissioner T. Brown, and the Mayor attended along with a good number of the core team members. Tenants from Thurgood Marhsall and Martin Luther King Jr., tenant ambassadors and members of the community also attended. It was a very nice event, and the weather was beautiful. Commissioner Watson said that our tenant ambassadors are doing a wonderful job. The City and the PHA are going after the implementation grant. Chairman Adams said that she would like to go over the results of the tenant survey at the next meeting. Ms. Boothe said that she forward the results to all the Board members.

Beacon Properties is putting out a proposal for a surveyor for Hudson Gardens. They will give us an update once they receive the proposal.

Ms. Boothe said that she has a proposal for use of the MLK Jr. daycare from the same people who attempted to do daycare last year. She suggested they have a discussion at a work session. Commissioner Watson asked for any information she had to be forwarded to the Board.

Ms. Boothe gave an update on HUD, the Federal Government and the appropriations bill. The Senate and Congress are out on recess and will return in September to reconcile the Senate bill and the congressional bill. At this point, they are still looking at a 42% cut to Public Housing and Section 8. Commissioner Watson said that when she came back from that conference the handwriting was on the wall. While there is great advocacy at the National and local level, there are some things that are going to inevitable.

Commissioner T. Brown wanted to thank Ms. Boothe because she feel it's important the Board know how visible she has been in the few months. She wanted to commend Ms. Boothe on this. Commissioner J. Brown concurred.

Chairman Adams asked to open up the Tenant/Public Participation as tenants and others had arrived.

TENANT/PUBLIC PARTICIPATION (continued)

Zykia Davis of Hudson 7A5, along with her parents, came to speak on her pending eviction. She said that she is facing eviction because the drug task force raided her apartment. Ms. Davis said that her boyfriend was not residing at her house. She is trying to get more information to show that they did not find drugs in her apartment. Chairman Adams asked if her boyfriend was arrested. She said that he was, and he is still in jail. Commissioner Watson asked about the basis of her eviction since she no drugs were found in her apartment. Chairman Adams said that the matter should be handled by our legal counsel.

Laurie Sandow, a City Resident, talked about how Thurgood Marshall Terrace has lost county bus service. Commissioner Watson said that we could try to write letters, contact our local

officials, and advocate for our tenants. Chairman Adams suggested that we can bring this to the attention at the Choice meetings and have our ambassadors advocate. Vice-Chairman Brugger said that he thought Ms. Boothe could place a call to find out why the services have been cut.

CHAIRMAN'S REPORT

No report.

COUNSEL'S REPORT

No report.

OLD BUSINESS

None

NEW BUSINESS

None

The meeting was adjourned at 6:26 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of September 10, 2025.

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Jaquetta Brown, Secretary