



**Peekskill Housing Authority
Board of Commissioners
Monthly Meeting**

Date: November 19, 2020

Time: 7:00 PM

Location:

**Dunbar Heights - Community Room
696 Highland Avenue
Peekskill, NY 10566**

Social Distancing regulations will be followed which will result in limited seating, mask will be required.

PEEKSKILL HOUSING AUTHORITY



P. Holden Croslan
Executive Director

807 Main Street
Peekskill, New York 10566
Phone: 914-739-1700
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PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
MONTHLY MEETING – November 19, 2020
Dunbar Heights – Community Room
696 Highland Avenue, Peekskill, NY 10566
AGENDA

I. ROLL CALL

II. TENANTS' COMMENTS AND CONCERNS

III. APPROVAL OF PREVIOUS MONTHS MINUTES:

- a) Resolution – 11/01/2020 – October 15, 2020 - Regular Meeting Minutes

IV. CORRESPONDENCE: None

V. EXECUTIVE DIRECTOR'S REPORT:

- a) Monthly Report – November 2020
- b) Financial Report – October 2020

VI. COUNSEL'S REPORT

VII. UNFINISHED BUSINESS - None

VIII. NEW BUSINESS

- a) Resolution – 11/02/2020 – October Monthly Bills
- b) Resolution – 11/03/2020 – Approval of Legal Contract
- c) Cooperation Agreement RE: PHA paying for garbage collection
- d) Tenant Commissioner Elections
- e) PHA Repositioning: Solicit RFQs for a Repositioning Consultant
- f) Boys & Girls Club
- g) Signs to Post
- h) Indoor Smoking Complaints
- i) Rodent Concerns
- j) Mold Concerns
- k) Accepting partial payments from tenants

IX. TENANTS' COMMENTS AND CONCERNS

X. ADJOURNMENT

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
OCTOBER 15, 2020 BOARD MEETING MINUTES
REGULAR SESSION**

WHEREAS, The Board of Commissioners have reviewed the minutes of October 15, 2020 public meeting; and

WHEREAS, The Board of Commissioners find the minutes to accurately reflect the comments and statements made by the public and the Commissioners.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Peekskill Housing Authority approve the minutes of October 15, 2020 public meeting.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Luis A. Segarra				
Vice Chairman Alexandra Hanson				
Commissioner Dwight H. Douglas				
Commissioner Kimm McNeil				
Tenant Commissioner Duane Timms				
Commissioner Jacqueline Simpkins				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: November 19, 2020

P. Holden Croslan, Executive Director

Date:

PEEKSKILL HOUSING AUTHORITY



P. Holden Croslan
Executive Director

807 Main Street
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PEEKSKILL HOUSING AUTHORITY BOARD OF COMMISSIONERS MONTHLY MEETING MINUTES OCTOBER 15, 2020

ROLL CALL:

Commissioner Segarra, Chairman
Commissioner Hanson, Vice Chairman
Commissioner Douglas – Via Telephone
Commissioner Timms, Tenant
Commissioner McNeil

P Holden Croslan, Executive Director
Gerald Klein, PHA Counsel

Tenants Comments and Concerns

No tenants in attendance at this time.

Resolution 10/01/2020 – September 17, 2020 – Regular Meeting Minutes

Chairman Segarra asked for a motion to approve 10/01/2020 – September 17, 2020 – Regular Meeting Minutes. Vice Chairman Hanson made the motion and Commissioner McNeil seconded the motion. Chairman Segarra asked if there were any comments or discussion on the minutes, the response was no. The vote was as follows: Commissioner Timms – Aye; Vice Chairman Hanson – Aye; Commissioner McNeil – Aye; Chairman Segarra – Aye; Commissioner Douglas – Aye.

EXECUTIVE DIRECTOR'S REPORT

Revenue – HUD subsidy for August, \$85,108; September \$85,107.

Other Revenue – August \$23,115; September \$7,316.

The significant difference between August and September revenue reflects a refund received from workers compensation for an injured employee's sick time paid out; employees sick time was reimbursed.

Tenant Charges

Rent Charges for August, \$126,641; September, \$125,081.

Retro Rent (Unreported Income)/Adjustment, August, \$3,456; September \$0

Total tenant charges for August, \$136,332; September \$127,122.

Charges collected through August 5th, \$47,729; September \$77,526.

Total Collected for August \$147,702; September \$120,267.

Unpaid Tenant Balance for August (\$11,370); September \$6,855.

All Outstanding Tenant Charges, August \$326,010; September \$318,010.

Bills Paid –The Executive Director reviewed the August and September bills.

Total expenses for August, \$207,143; September, \$179,841.

Court Proceedings – There were no court proceeding for September due to the moratorium regarding evictions.

Repayment Agreements – Currently 39 repayment agreements, \$153,261; 20 outstanding; \$60,640.

Work Orders – August 112; 1 Outstanding which has been completed; September 127; outstanding 2.

Unit Turnovers – There were 13 vacancies at the end of September; 1 leased on October 1st; 12 remaining; 2-3 anticipated to be leased this month.

Exterminations – Three bedbug exterminations in September; One in August; One in July.

Tenants Account Receivable (TAR) – At the end of September, 78 Bohlmann Towers residents owed \$177,526; 48 Dunbar Heights residents owed \$90,578; 18 Turnkey residents owed \$49,906.

Total past due for September, 144 residents (53%) owed \$318,010.

Police Report

Police Activity PHA 9/12 - 9/18 - 25 visits to Bohlmann Towers, 22 routine, 3 others (dispute, 2 noise complaints); 30 visits to Dunbar Heights; 25 routine; 5 others (domestic, investigation, 2 disorderly groups, larceny).

Police Activity PHA 9/19 - 9/25 – 33 visits to Bohlmann Towers, 25 routine, 8 others (2 noise complaints, medical aid, 2 parking complaints; man down; missing person, fire); 36 visits to Dunbar Heights, 30 routine, 6 Other (investigation, fire, 2 disorderly groups, disorderly person, noise).

DUNBAR HEIGHTS (DH) – EXTERIOR BUILDING IMPROVEMENTS

The three bids received on Wednesday, August 5, 2020 were much higher than anticipated, a difference of \$1,000,000.00 between the lowest and the highest bidder and therefore rejected at the recommendation of Lothrop Associates, LLP.

For these reasons PHA agreed that Lothrop Associates, LLP should rebid the project with changes to the modifications. Five bids were received at the October 14th bid opening, 2 presented the same bids; one presented a bid of \$1,570,000 (no bid bond; rejected); second lowest bid was presented without notarized documentation, in addition, that the bid was \$500,000 higher than the lowest bid. The architect will again make his recommendations.

The Executive Director stated that she had a meeting with maintenance and decided that the exterior project should be postponed and rebid in the spring.

The Executive Director further stated that the Board should also consider that if a development project/repositioning moves forward, the Board needs to consider expending \$2,000,000 before that time.

FINANCIAL REPORT

The Executive Director stated that we are halfway through with our fiscal year. PHA has received some funds from HUD for COVID expenses, and no security costs have helped with our budget as well. As of the end of last month we would have had a \$156,000 deficit if we were paying for security. Instead, we have a \$144,000 surplus. We will draw down from our capital funds to our account which will improve our financial status.

COUNCEL'S REPORT

Nothing to report, PHA will be in court at the end of this month and may have a better idea of the situation at that time. It's pretty clear right now that we will not have any warrant of evictions until at least December 2020, however, we are not prohibited from bringing cases to court.

NEW BUISNES

Resolution 10/02/2020 – September Monthly Bills

Chairman Segarra asked for a motion to approve 10/02/2020 – September 2020 Monthly Bills. Vice Chairman Hanson made the motion and Commissioner McNeil seconded the motion. Chairman Segarra asked if there were any comments or discussion on monthly bills, the response was no. The vote was as follows: Commissioner Timms – Aye; Vice Chairman Hanson – Aye; Commissioner McNeil – Aye; Chairman Segarra – Aye; Commissioner Douglas – Aye.

Update on Stable Funding Programs

Chairman Segarra stated that he read the report that was sent to him regarding PHA repositioning and he's come to the conclusion that something's has to give. I have been investigating having someone come in to give us a better understanding and help us to put out an RFP to move forward on repositioning and what works best for us. I would like to consider bringing in a consultant for an RFQ for developers so they can give us a better way forward. We looked at Section 18, Section 22 and the RAD Program to see what best fits this development.

Chairman Segarra asked Commissioner Douglas for his input on the repositioning. Commissioner Douglas stated there was a discussion regarding meeting with a specialist that Pat worked with from Yonkers, through his experience with the RAD Program, that was always the plan. Attorney Klein can research how to have a zoom meeting and make it available to the public. Vice Chairman Hanson had some programs that she thought we should explore also.

Chairman Segarra asked Vice Chairman Hanson for an update. Vice Chairman Hanson responded that she started looking into the various options, there's RAD, Section 18, and I believe Section 22 although our portfolio currently has a few to many units to qualify for that. I think it would be advantageous to hire a consultant to walk us through options, help us figure out what's best moving forward and help us put together an RFP for a developer. I agree with you that the next step is a consultant through an RFQ.

Chairman Segarra asked the Executive Director if the Executive Director from Yonkers was still there. The Executive Director responded that he retired, and his main home is not in New York, hopefully I can find out what he's doing right now through people that know him. Chairman Segarra commented that one of the biggest issues with RAD is rent collection. In order to do RAD we need to attract a developer, so I'm thinking Section 18 or Section 22 may be the better option.

Update on the Boys and Girls Club

Chairman Segarra asked Commissioner Douglas for an update on the piece of land next to the Kiley Center, where are we with the property line.

Commissioner Douglas responded that he and the Executive Director has a conference call with folks at Wilder who volunteered to assist us with the Boys and Girls Club project. We had a call on that and the young lady from PeaBody Nixon who had worked for HUD had started on negotiating with HUD to release any interest in the property which is the Boys and Girls Club got stagnated and is now trying to restart that, this piece has to be done, HUD has to sign off on it so that the project can go ahead. County has \$1.5 million grant is in the capital budget for approval December 1st. The ERI money, the other part of the \$4M has a January target date for allocating funds, \$14M in grants and \$9.7 is available to funding those projects.

The Boys and Girls Club will start the prep for a 50-year lease between PHA and the Boys and Girls Club. They will draft a lease to include special outreach to public housing children on an annual basis for participation. Commissioner Douglas also stated he has spoken to Bill Balter regarding getting the most current site line review so we can sign off on them. Commissioner Douglas stated he would like to see this project getting started in 2021 as apposed to getting into the stable funding project which will take some time. My focus is on the Kiley Center, reallocating the \$40,000 a year spent on the building which are not reimbursed by HUD.

Delay of Replacement of Vandalized Bench

Chairman Segarra stated that a vandalized bench was removed and will not be replaced at this time due to unwanted noise late at night. Replacement will be revisited in the spring. Commissioner McNeil asked where the bench was and said she did not know anything about it. Ms. Croslan responded, Dunbar Heights.

Loitering & Late-Night Noise

Chairman Segarra stated that he received a few complaints regarding late night noise, gambling, late-night gatherings and disruption. I don't know what we can do just yet. They have stated that they do call the police but it's not much help. Ms. Croslan stated that there is no curfew and no one to enforce it, when we get a complaint, we like to go directly to that person regarding the complaints, we never say who told us, but we don't get that part. Chairman Segarra aske if the police give out loitering tickets. Ms. Croslan responded, she did not know, and believes they just try and get people to move on. Attorney Klein responded that, generally speaking there is no legal penal law section that prohibits loitering, you have to be doing something in illegal in addition to that for the statute to come into play. Commissioner McNeil stated that due to COVID people are home and more apt to be out and about my question is that it seems that it's getting progressively worse instead of better. Commissioner McNeil asked the Executive Director if it was better when security was in place. Ms. Croslan responded, we didn't have COVID then this is a new experience. Chairman Segarra asked Mr. Klein if there was anything in the penal code or law that addresses this because that's not something we should just let go by. Attorney Klein stated that there is a noise ordinance however the problem is how do you measure too much noise. One way is by reading disables but you have to carry around a machine to register the disables. The other part is getting people to show up in court to testify regarding violating the noise ordnances. If they plead not guilty there's a trial and the person who has person who has knowledge of that noise would have to testify and we've had issues with people being willing to do that. Vice Chairman Segarra asked if a curfew was outside of the rules for housing. Attorney Klein responded, who's going to enforce it, as Ms. Croslan stated, and suggested that people call the police. Commissioner McNeil stated that she experienced two meetings ago as she walked to her car, someone had two big speakers outside and the whole court can hear the music. What can we put in place to prevent something like that and asked if security would help. Attorney responded, call the

police. Ms. Croslan responded that security would do the same as we ask tenants to do, call the police. Commissioner McNeil stated she would try to figure out what we can do because it's a quality of life issue the police are coming more frequently and for more serious issues this month. Ms. Croslan responded, these are not criminal issues. Chairman Segarra asked that all suggestions be forwarded to him including from Attorney Klein to see what can be done moving forward.

TENANTS COMMENTS AND CONCERNS:

Dianne Hines – Dunbar Heights

1. People that call the police about music can ask that it be turned down.
2. Why not worry about the two people that just fell in August and they don't have banisters up yet, it's October.
3. I'm not giving up rent, I'll wait for you to take me to court.
4. My window has been broken for 8 months; it's not fixed yet.
5. I'm in a studio for 11 years and I should be in a one bedroom.
6. There are too many new rules now, when did they start asking who buys your toilet paper.
7. You should not be telling us what we can have in our yard, why can't we have tents as long as our rent is paid. If you are going to make it uneasy for me, I'll make it uneasy for you. You can't tell me how to live if I'm paying my rent.
8. We like to do stuff for the kids, build scary houses for Halloween and stuff.
9. All they want is their rent, I'm going to get ten people to hold on to their rent.
10. The Director doesn't converse with her tenants, if you're a landlord you need to get to know your tenants and then maybe you'll get your rent.
11. The Director always says she's going to have a sit down with us and has never sat down with anybody.
12. I asked Ms. Beard for a Board hearing and asked her three times can I get a Board Hearing.
13. I was sent a letter by Mr. Klein, that everything I need to say needs to be in writing.
14. I wish you were here when she talked about my deceased mother, I would have been in jail if I didn't walk up outta here.

Chairman Segarra asked that Ms. Hines take his card and let him know everything that needs to be fixed in her unit, and to give him a chance to work with her. He also responded that the tenants who fell had the railings replaced.

Commissioner McNeil responded, Bohlmann Towers noise issues as well.

Nichelle Smith – Dunbar Heights

1. I can see that the noise is unacceptable, and I have asked that the music be turned down.
2. I have a mouse issue.
3. On waiting list for six years for a third bedroom.
4. Windows do not close in the winter.
5. Large gaps in the door.
6. Malfunctioning refrigerators.
7. It feels like a threat when someone says you can't stay in Dunbar, I want to stay here.

Chairman Segarra asked Ms. Croslan if there were any three bedrooms. Ms. Croslan responded that she cannot answer that in this meeting.

Chairman Segarra asked if tenants get first crack at a transfer? What does it go by, a list? Ms. Croslan responded some of each.

Chairman Segarra gave Ms. Smith his card to contact him with any issues.

Chairman McNeil stated that one person came last meeting and two this meeting, more people should come out, I'm new.

Chairman McNeil asked Ms. Smith how does she go about resolving her mice issue and if she's put in a work order. Ms. Smith responded that she purchases he own things. I purchased cement and steel wool and poison and I stuffed it in a hole and that works. But what can I do about the gap that's under the doors? **Commissioner McNeil asked again if the holes are not being repaired.** Ms. Smith responded, I repaired them myself. Now they are coming through the dryer vent, how can I close that. You can't just put bleach on it you need to find out where the problem is. **Chairman Segarra asked Ms. Smith if she called about it.** Ms. Smith responded there's not much that they do it might get painted. **Chairman Segarra asked that Ms. Smith call the office and put in a work order and cc him on it, because every month it's tracked how many work orders came in and how many were completed. When we come back next month if it wasn't addressed, we will discuss it. Chairman Segarra suggested putting in a workorder and if it's serious we can have someone who specializes in mold take a look at it. Put the work order in you will get different results this time, lets give it a try.**

Chairman Segarra went over the bid for redoing the stairs and back porches and suggested that the take pictures and send it to him regarding broken stairs and porches.

Adjournment:

Beth Wooton – Cortland Peekskill Anti-Racism Collaborative

1. Did I hear you say that people are afraid to come because they will be retaliated against? Ms. Smith responded, no I don't think they would be retaliated against.

Akieva Schuck – Security Company

I came to apologize about the security job, I had an issue with my insurance, and I was shut down. I have now opened another security company under a new name and available to follow through with the contract.

Chairman Segarra stated that this is something that will have to be discussed between the Board and the Executive Director.

Adjourned

Chairman Segarra asked for a motion to adjourn and Vice Chairman Hanson made a motion and Commissioner Timms seconded the motion. The vote was as follows: Commissioner Timms – Aye; Vice Chairman Hanson – Aye; Commissioner McNeil – Aye; Chairman Segarra – Aye; Commissioner Douglas

Meeting Ended at 7:56 PM

PEEKSKILL HOUSING AUTHORITY
 BOARD OF COMMISSIONERS MEETING
 November 19, 2020
 EXECUTIVE DIRECTOR'S REPORT

FINANCIAL

Revenue	September	October
HUD Subsidy – Bohlmann (AMP 1))	42,325	58,396
HUD Subsidy – All other sites (AMP 2)	42,782	59,039
Total HUD Operating Subsidy	85,107	117,435
COVID Funding AMP1	0	2,415
COVID Funding AMP2	0	2,415
Other Revenue– Non-Federal		
Laundry Commissions	4,619	2,041
CAP Office	1,800	900
Health Center	740	740
Verizon	151	132
Refund from workers comp for injured worker payments	0	0
Interest	6	7
Total	7,316	3,820
TENANT CHARGES	September	October
Rent	125,081	127,900
Retro Rent (unreported income)/adjustment	0	0
Parking	1,875	1,875
Late Fees	0	0
Misc. (key cards, maintenance charges, legal fees)	151	310
Air Conditioners	15	30
TOTAL TENANT CHARGES	127,122	130,115
Collected from Tenants thru 5th	77,526	66,907
Total Collected	120,267	134,530
Unpaid Tenant Balance	6,855	(4,415)
Reclassification from TAR to Vacated TAR	(16,753)	0
Change in Prepaid rent	1,898	2,238
All Outstanding Tenant Charges	318,010	315,833

BILLS PAID

	September	October
Payroll (M)	75,919	109,513
Elevator (Q)	0	2,052
Exterminator (M)	2,500	4,663
Trash – Dumpsters	0	635
City Trash Collection (Q)	21,060	0
City Water (Q)	0	54,389
Sewer Tax (Semi-Annual)	0	19,152
Robison Fuel Oil (M)	0	5,546
Electric (M)	16,590	17,044
Gas (M)	3,514	3,753
Propane (M)	568	793
Legal – PHA Attorney (M)	3,000	3,000
Legal – Labor Attorney	0	2,208
Health Insurance/Dental Insurance(M)	28,293	29,721
Process Server – Evictions (M)	88	145
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	2,093	1,526
Credit Card (M)	9,611	3,258
Maintenance Supplies/Contracts(M)	13,212	17,410
Office Expenses (M)	3,393	3,065
PILOT	0	0
YARDI Annual License	0	4,801
TOTAL EXPENSES	\$179,841	\$282,674
CAPITAL FUND PROJECTS		
DH Bid Ad in Journal News	\$0	\$1,020

COURT PROCEEDINGS

MONTH	# RESIDENTS	BALANCE	# PAID	AMOUNT PAID	COURT STIPS/COMMENTS
January 2018	12	25,031	10	20,266	1 Skip - 8,062, 1 Eviction 7,222
February	11	23,014	10	19,000	1 Stipulation
March	11	22,437	11	22,437	
April	11	11,874	9	7,754	2 Eviction 24,854
May	13	28,201	12	27,009	1 Stipulation
June	8	7,809	7	6,510	1 Eviction - 4,478
July	9	14,375	9	14,375	
August	10	13,088	10	13,088	
September	12	26,403	11	24,793	1 Eviction - 4,595
October	11	15,709	11	26,877	
November	11	18,102	11	18,102	
December	11	21,571	10	19,051	1 - Skipped 5,114
January 2019	0	0	0	0	
February	12	34,017	11	30,151	1 - Eviction - 9,755
March	10	12,158	10	12,158	
April	10	15,472	9	14,256	1 - Eviction - 3,157
May	7	8,974	7	8,974	
June	1	3,061	1	3,061	
July	20	44,574	17	40,308	3 - Court
August	8	11,367	8	11,367	
September	4	1,639	4	1,639	
October	45	64,700	37	52,740	7 - Court, 1 - Skip 5,841
November	15	18,117	14	16,354	1 - Skipped 4,296
December	19	17,976	18	15,788	1 - Court
January 2020	16	18,860	16	18,860	
February	14	13,734	13	11,848	1 - Skipped - 3,207
March	0	0	0	0	
April	0	0	0	0	
May	0	0	0	0	
June	0	0	0	0	
July	0	0	0	0	
August	0	0	0	0	
September	0	0	0	0	
October	0	0	0	0	
TOTAL	311	492,263	286	456,766	Outstanding Balance 34,497
					Skip/Evicted Balance 80,581

REPAYMENT AGREEMENTS

MONTH	AGREEMENTS	TOTAL AMOUNT	REMAINING AGREEMENTS	BALANCE	COMMENT
2018 January - June	0	0	0	0	
May	2	8,301	1	1,489	1 Court - 1,709
July	3	27,850	1	9,827	1 Court - 1,161
September-November	0	0	0	0	
December	1	4,775	0	0	1 Court - 586
2019 January - February	0	0	0	0	
March	2	2,996	0	0	
April	0	0	0	0	
May	4	6,175	0	0	1 Court - 923, 1 Default
June	1	562	0	0	
July	0	0	0	0	
August	2	9,166	0	0	1 Court - 5,037, 1 - 30 Day Notice
September	1	4,170	0	0	1 Court - 2,881
October	0	0	0	0	
November	3	8,148	0	0	1 Default - 4,490
December	1	4,005	1	1,775	
2020 January	1	4,460	0	0	1 Default - 2,646
February	0	0	0	0	
March	1	7,145	1	5,745	
April	0	0	0	0	
May	2	8,164	2	7,308	
June	0	0	0	0	
July	2	13,388	1	1,185	1 Default - 11,453
August	5	18,177	5	8,861	
September	8	25,629	8	21,577	
October	3	4,090	3	3,229	
TOTALS	42	157,201	23	60,996	

WORK ORDERS

MONTH	CALLS	COMPLETE	OUTSTANDING OR COMMENTS
January 2020	94	94	
February	103	103	
March	114	114	
April	89	89	
May	139	139	
June	140	140	
July	158	158	
August	112	112	
September	127	127	
October	114	112	2

UNIT TURNOVER

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-B	1	05/05/20	09/23/20	09/25/20	
BT 1-H	0	01/27/20	03/25/20	04/01/20	
BT 2-A	0	04/08/20	06/26/20	08/01/20	
BT 3-R	3	08/26/19	10/09/19	03/04/20	
BT 4-E	3	01/16/20	03/12/20	08/01/20	
BT 4-L	1	06/10/20	10/05/20		Leased 11/06/20
BT 5-A	0	09/28/20	10/03/20		Leased 11/06/20 (Transfer)
BT 5-J	4	01/31/20	07/13/20	09/01/20	
BT 6-D	4	02/27/20	08/14/20	09/22/20	
BT 6-E	3	10/30/19	02/14/20	02/17/20	
BT 6-F	5	10/06/19	02/07/20	02/17/20	
BT 7-A	0	07/08/20	07/30/20	08/01/20	
BT 8-M	1	05/18/19	05/22/20	06/01/20	
BT 8-R	3	10/01/19	02/15/20	03/27/20	
DH 2-A	2	09/14/20			
DH 7-A	2	08/05/20			
DH 11-A	2	04/01/20	09/29/20	10/01/20	
DH 13-E	2	06/02/20	10/04/20		Leased 11/06/20
DH 17-A	2	11/04/19	02/06/19	03/27/20	
DH 22-B	2	02/20/20			
DH 31-A	2	09/08/20			
TK 1431A-1M	3	09/03/20			
TK 1431A-5M	4	06/05/20	09/28/20		Leased 11/02/20
TK 1431B-3M	1	07/15/20			
TK 1719A-1L	3	09/04/20			
TK 1719B-1M	3	07/15/20			
TOTAL VACANT	12				

EXTERMINATION SUMMARY – BEDBUGS - # Treatments

	2014	2015	2016	2017	2018	2019	2020	Comments
January	0	2	0	1	0	3	0	
February	6	3	0	0	1	1	0	
March	0	1	0	0	3	0	0	
April	0	1	0	2	0	0	0	
May	1	0	1	1	0	2	0	
June	2	2	2	0	0	0	0	
July	0	0	2	1	1	0	1	
August	0	0	3	4	3	1	1	
September	0	4	2	3	0	1	3	
October	0	0	3	1	0	1	0	
November	0	0	0	1	1	1		
December	0	0	1	1	0	0		
TOTAL	9	13	14	15	9	10		
COST	\$2,950	\$4,860	\$4,841	\$9,880	\$2,980	\$6,086	\$1,075	

TENANT ACCOUNTS RECEIVABLE - LATE OR NO RENT PAYMENT

SITE	# Units	Late	Not At All	Past Due Sep. 2020	Past Due Oct. 2020
Bohlmann Towers	144	(56) 62	(25) 23	78 owed \$177,526	74 owed \$165,140
Dunbar Heights	96	(50) 53	(24) 20	48 owed \$90,578	47 owed \$94,607
Turnkey	33	(19) 17	(8) 7	18 owed \$49,906	18 owed \$56,086
Totals	273	(125) 132	(57) 50	144 (53%) - \$318,010	139 (51%) - \$315,833

Parenthesis () represents the previous month

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity Oct 3-9, 2020	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	35	30	5*
Dunbar Heights	37	29	8*
*BT – Other (domestic, medical, follow-up investigation, noise complaint, suspicious activity) *DH – Other (escort, noise, suspicious activity, 2 parking complaints, follow-up investigation, disorderly group, larceny)			
PHA Activity Oct 10-16, 2020	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	37	29	8*
Dunbar Heights	33	29	4*
*BT – Other (2 noise complaints, medical aid, parking complaint, man down, disorderly group, domestic, sex offender check) *DH – Other (disorderly group, criminal mischief, larceny, medical aid)			

LEGAL SERVICES

The solicitation for PHA legal services was a couple of months delayed due to COVID, however the solicitation for proposals is now complete. PHA received two requests for complete proposal qualifications, two proposals were returned; one bid was received after the specified due date and is technically rejected.

The following are results from the previous Legal Services solicitation:

Firm	Monthly Retainer	Basic Annual Cost
Towne, Ryan & Partners, PC	\$5,000	\$60,000
Katz and Klein	3,000	36,000

Results from the 2020 solicitation follow:

Catinia, Mahon & Rider, PLLC \$4- \$6,000 \$48,000- \$72,000
Submitted after deadline and rejected

Katz and Klein	3,000	36,000
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Katz and Klein is the acceptable respondent, has a significantly lower fee proposal and has served PHA well during the preceding years. It is my recommendation that the Board accept the Katz and Klein bid for legal services for two (2) years with the option to renew for up to three (3) additional years.

This recommendation requires a Board vote.

TENANT COMMISSIONER ELECTION

October 18, 2020, all tenants were notified of upcoming Tenant Commissioner elections. Petitions will be available for pick-up at PHA offices beginning November 18th and must be returned to PHA office, with fifteen qualified household signatures, by close of business November 25, 2020.

If there are no more than two respondents, there will be no ballot election; otherwise the election will be held December 29, 2020.

INDEPENDENT ANNUAL AUDIT

The PHA on-site Independent Annual Audit, which was usually conducted in August, was conducted November 1st and 2nd 2020. The completed audit report was usually completed and presented to PHA by December 31 of the audit year. It is unknown when the 2020 audit will be complete.

PHA/CITY OF PEEKSKILL COOPERATION AGREEMENT

The Cooperation Agreement is attached for your review regarding PHA paying for City garbage collection.

Respectfully Submitted,

P Holden Croslan

Pat C

Executive Director



Shaun Lemister, CPA
Chief Financial Officer

807 Main Street
Peekskill, New York 10566
Phone: 914-739-1700
Fax: 914-739-1787

FINANCIAL REPORT

TABLE OF CONTENTS

1. Chief Financial Officer's Report
2. Year-to-Date Financial Statement - Operating
3. Monthly Financial Statement – Operating
4. Summary of Tenant Account Receivables
5. Balance Sheet
6. Profit & Loss – Operating



Straun Lemister, CPA
Chief Financial Officer

807 Main Street
Peekskill, New York 10566
Phone: 914-739-1700
Fax: 914-739-1787

Chief Financial Officer's Report – October 2020

Year-to-Date Financials –

Dwelling rents are under budget as tenants have most likely lost income due to the coronavirus. Other income is over budget due to a check from NYSIF (workers comp) for reimbursement for an employee using their sick time while out in the amount of \$20,280. Without this, other income would be under budget due to no late fees. Operating subsidy is under budget even with the extra COVID funding in the amount of \$81,185. This year has been much lower than expected. CFP operations will be under budget until PHA obligates 2020 capital funds. Then we will be able to draw down the operating portion.

Administrative salaries are over budget because of overtime to thoroughly review and update tenant files for compliance and a three pay period month in October. Legal expenses are over budget due to lawsuit deductibles and labor issues.

Water and sewer are extremely over budget due to quarterly water bills and semi-annual sewer taxes paid in October. In addition, water bills have been over budget during the current fiscal year. Electricity is under budget after the summer months' which is a good sign. Gas and oil are under budget but may change as we head into the winter months.

Maintenance labor and contracts are under budget. PHA has not had contractors turn units over which has kept contracts to a minimum. Materials are slightly over budget but are offset by the additional subsidy received for COVID related expenses.

Protective services are better than budgeted. The loss of the security contract will really help the current fiscal year. Due to security costs, PHA has adopted large budget deficits the last two years. HUD does not fund PHA's for security costs and we do not have a large enough surplus to absorb the costs.

Insurance is currently under budget. PILOT is under budget but the second half payment will be due in December. Employee benefits are under budget but this may change when the retirement contribution is made in December. Collection losses will be under budget until they are written off at year end. Currently vacated tenant receivables are \$19,482 which is under budget.

October Financial –

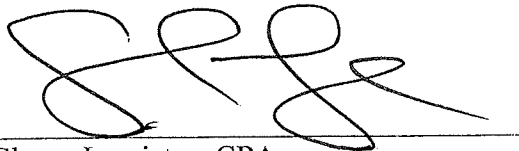
Dwelling rents are under budget for the month. Many residents have been affected by the pandemic. Other income is under budget due to no late fees. Operating subsidy was favorable for the month of October. Administrative salaries were over budget due to a three pay period month. Legal expenses are over budget due to labor issues. Office expenses were over budget due to the annual payment for our YARDI license. Water and sewer are extremely over budget due to quarterly water bills and semi-annual sewer taxes paid in October. Maintenance labor is also over budget due to a three pay period month. All other line items are better or close to budget.

Tenant Accounts Receivable –

This summary shows the prior TAR balance, current month charges, money received, and current TAR. Highlights are:

1. Total tenant charges for October were \$130,115.40. Total collected for October was \$134,530.45 which is a monthly cash flow surplus of \$4,415.05.
2. No units became vacant in October.
3. Number of tenants who paid late and not at all:
 - A. Bohlmann – 62 late/23 not at all
 - B. Dunbar Heights – 53 late/20 not at all
 - C. Turnkey – 17 late/7 not at all
4. 132 out of 273 (49%) paid late and 50 out of 273 (19%) did not pay at all.
5. Number of units that owe money at the end of the month:
 - A. Bohlmann – 74 out of 144 units (\$165,140.00)
 - B. Dunbar Heights – 47 out of 96 units (\$94,607.54)
 - C. Turnkey – 18 out of 33 units (\$56,085.62)
6. This means 139 units out of 273 (51%) still owes \$315,833.16 at the end of the month.

PHA is more than half way through the fiscal year. Many different factors have affected the budget this year. The coronavirus, the reduction in operating subsidy, the loss of the security contract and various other items have contributed. As of right now PHA is having a positive fiscal year. If PHA is able to draw down the operating portion of the capital funds, we would be able to end the fiscal year with a surplus.



Shaun Lemister, CPA

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Seven Months Ended October 31, 2020

	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Annual Budget (PUM)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
Revenue						
Operating Receipts						
Dwelling Rentals	933,663	1,680,000	512.82	980,000	930,472	(49,528)
Nondwelling Rent	12,630	22,320	6.81	13,020	13,230	210
Interest Income	512	800	0.24	467	43	(424)
Other Income	62,083	100,000	30.53	58,333	65,569	7,236
HUD Operating Subsidy	793,285	1,335,000	407.51	778,750	746,059	(32,691)
CFP Operations Subsidy	0	140,000	42.74	81,667	0	(81,667)
Total Operating Receipts - Including HUD Contril	1,802,173	3,278,120	1,000.65	1,912,237	1,755,373	(156,864)
Expenses						
Operating Expenditures						
Administrative:						
Administrative Salaries	210,302	380,857	116.26	222,167	240,362	(18,195)
Legal Expense	24,052	43,000	13.13	25,083	32,153	(7,070)
Training	0	1,000	0.31	583	0	583
Travel	0	0	0.00	0	0	0
Accounting Fees	0	0	0.00	0	0	0
Auditing Fees	0	8,860	2.70	5,168	0	5,168
Telephone, Office Supplies, Miscellaneous	42,387	79,795	24.36	46,547	39,966	6,581
Total Administrative Expenses	276,740	513,512	156.75	299,549	312,481	(12,933)
Tenant Services:						
Contracts	0	0	0.00	0	0	0
Recreation	4,902	10,000	3.05	5,833	1,309	4,524
Total Tenant Services Expenses	4,902	10,000	3.05	5,833	1,309	4,524
Utilities:						
Water/Sewer	178,705	232,000	70.82	135,333	210,130	(74,797)
Electricity	98,153	185,000	56.47	107,917	96,810	11,107
Gas	56,511	160,000	48.84	93,333	50,725	42,609
Fuel	3,137	170,000	51.89	99,167	28,869	70,298
Total Utilities Expenses	336,506	747,000	228.02	435,750	386,534	49,216
Ordinary Maintenance & Operation:						
Labor-Maintenance	353,527	592,391	180.83	345,561	315,541	30,021
Materials - Maintenance	75,823	115,000	35.10	67,083	76,989	(9,906)
Maint Contract Costs	278,751	331,540	101.20	193,398	116,378	77,020
Total Maintenance Expenses	708,100	1,038,931	317.13	606,043	508,908	97,135
Protective Services:						
Contracts	116,679	205,000	62.58	119,583	18,372	101,211
Total Protective Services	116,679	205,000	62.58	119,583	18,372	101,211
General Expense:						
Insurance	108,364	238,800	72.89	139,300	115,054	24,246
Payments in Lieu of Taxes	38,279	95,530	29.16	55,726	44,964	10,762
Employee Benefit Contributions	232,579	526,006	160.56	306,837	252,292	54,544
Collection Losses	(2,047)	60,000	18.32	35,000	212	34,789
Total General Expenses	377,174	920,336	280.93	536,863	412,521	124,341
Nonroutine Items:						
Extraordinary Items	0	0	0.00	0	0	0
Total Operating Expenses	1,820,102	3,434,779	1,048	2,003,621	1,640,125	262,284
Net Income/(Loss)	(17,930)	(156,659)	(47.82)	(91,384)	115,247	206,632

Peekskill Housing Authority
Summary Operating Statement - Monthly Budget and Actual
October 2020

Revenue	Prior Year Month Actual	Annual Monthly Budget (Dollars)	Monthly Actual	Variance - Favorable (Unfavorable)
Operating Receipts				
Dwelling Rentals	142,194	140,000	127,900	(12,100)
Excess Utilities	0	0	0	0
Nondwelling Rent	1,845	1,860	1,875	15
Interest Income	75	67	7	(60)
Other Income	7,849	8,333	4,454	(3,879)
HUD Operating Subsidy	108,119	111,250	122,265	11,015
CFP Operations Subsidy	0	11,667	0	(11,667)
Total Operating Receipts - Including HUD Contri	260,081	273,177	256,501	(16,676)
Expenses				
Operating Expenditures				
Administrative:				
Administrative Salaries	38,667	31,738	46,610	(14,872)
Legal Expense	3,877	3,583	4,587	(1,004)
Training	0	83	0	83
Travel	0	0	0	0
Accounting Fees	0	0	0	0
Auditing Fees	0	738	0	738
Telephone, Office Supplies, Miscellaneous	11,237	6,650	9,914	(3,264)
Total Administrative Expenses	53,781	42,793	61,111	(18,318)
Tenant Services:				
Contracts	0	0	0	0
Recreation	0	833	0	833
	0	833	0	833
Utilities:				
Water/Sewer	47,855	19,333	73,541	(54,208)
Electricity	16,769	15,417	16,203	(786)
Gas	3,947	13,333	3,753	9,580
Fuel	10,558	14,167	7,477	6,690
Total Utilities Expenses	79,128	62,250	100,974	(38,725)
Ordinary Maintenance & Operation:				
Labor-Maintenance	57,124	49,367	55,121	(5,754)
Materials - Maintenance	3,094	9,583	11,218	(1,635)
Maint Contract Costs	24,312	27,628	11,428	16,200
Total Maintenance Expenses	84,530	86,578	77,767	8,811
Protective Services:				
Labor	14,952	0	0	0
Contracts	0	17,083	0	17,083
Total Protective Services	14,952	17,083	0	17,083
General Expense:				
Insurance	(3,093)	19,900	1,526	18,374
Payments in Lieu of Taxes	0	7,961	0	7,961
Employee Benefit Contributions	32,301	43,835	36,075	7,760
Collection Losses	(130)	5,000	(150)	5,150
Total General Expenses	29,078	76,696	37,451	39,245
Nonroutine Maintenance:				
Extra Ordinary Maintenance and Equipment	0	0	0	0
Total Operating Expenses	261,469	286,232	277,303	8,930
Net Income/(Loss)	(1,388)	(13,055)	(20,802)	(7,747)

Peekskill Housing Authority
 Tenant Charges
 October 2020

	Rent	Parking	Late Fees	AC	Other Charges	Prior AR	Total Charges	Amount Paid	W/O's, AJE's Moveouts	Current AR
Bohlmann	62,037.00	840.00		30.00	135.00	169,658.12	63,042.00	(78,593.00)		154,107.12
Dunbar	46,247.40	810.00			175.00	84,047.04	47,232.40	(42,826.35)		88,453.09
Turnkey	19,616.00	225.00				46,763.77	19,841.00	(13,111.10)		53,493.67
Totals	127,900.40	1,875.00	0.00	30.00	310.00	300,468.93	130,115.40	(134,530.45)	0.00	296,053.88

See Individual property sheets for details

Total Tenant Charges for October	130,115.40
Total Received from Reconciliation	(134,530.45)
Total Write-offs, Move outs & Adj.	<u>0.00</u>
Change in TAR for October	<u><u>(4,415.05)</u></u>

Prepaid

Bohlman	11,032.88
Dunbar	6,154.45
Turnkey	<u>2,591.95</u>
	19,779.28
Total TAR	296,053.88
Prepaid	<u>19,779.28</u>
TAR	<u><u>315,833.16</u></u>

Prior Vacated TAR	19,482.32
Less anticipated write off	
Less Payments Received	
Current Vacated TAR	
Total Vacated TAR	<u><u>19,482.32</u></u>

Peekskill Housing Authority
Balance Sheet
As of October 31, 2020

	<u>Oct 31, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	15,934.94
1111.5 Cash - Payroll Account	20,979.66
1112 Chase - Nonfederal	725,903.55
1114 Security Deposit Fund	72,243.20
1117 Petty Cash Fund	1,000.00
	<hr/>
Total Checking/Savings	836,061.35
Other Current Assets	
1122 TAR	315,833.16
1122.1 Vacated TAR	19,482.32
1123 Allowance for Doubt. Accts	-203,437.67
1125 AR HUD	20,800.03
1211 Prepaid Insurance	45,140.25
1260 Material Inventory	37,414.32
1261 Obsolete Inventory	-1,351.64
	<hr/>
Total Other Current Assets	233,880.77
Total Current Assets	<hr/> 1,069,942.12
Fixed Assets	
1400.10 Leasehold Improvements	3,318,689.76
1400.12 Building Improvements	2,826,518.82
1400.3 CFP Unallocated	70,645.98
1400.5 Accumulated Depreciation	-21,699,290.81
1400.6 Land	131,611.00
1400.7 Buildings	20,428,882.13
1400.8 Equipment - Dwellings	2,272.00
1400.9 Equipment - Admin	911,327.67
	<hr/>
Total Fixed Assets	5,990,656.55
Other Assets	
1420 Deferred Outflow of Resour	144,030.00
	<hr/>
Total Other Assets	144,030.00
TOTAL ASSETS	<hr/> 7,204,628.67 <hr/>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	38,213.61
	<hr/>
Total Accounts Payable	38,213.61
Other Current Liabilities	
2111 Accounts Payable	77,171.49
2114 Tenant Security Deposits	77,327.49
2135 Accrued Payroll	34,975.05
2136 Accrued Pension	20,618.00
2137 Payments in Lieu of Taxes	89,928.00
2138 Accrued Comp. Absences	73,077.35
2240 Tenant Prepaid Rents	19,779.28
	<hr/>
Total Other Current Liabilities	392,876.66
Total Current Liabilities	<hr/> 431,090.27

10:53 AM

Peekskill Housing Authority

11/05/20

Balance Sheet

Accrual Basis

As of October 31, 2020

	<u>Oct 31, 20</u>
Long Term Liabilities	
2134 Accrued OPEB	6,779,002.00
2140 Net Pension Liability	152,273.00
2400 Deferred Inflow of Resourc	85,188.00
	<hr/>
Total Long Term Liabilities	7,016,463.00
	<hr/>
Total Liabilities	7,447,553.27
	<hr/>
Equity	
2803 Invested in Capital Assets	6,267,274.55
2807 Unrestricted Net Assets	-4,543,394.57
32000 - Retained Earnings	-2,112,499.99
Net Income	145,695.41
	<hr/>
Total Equity	-242,924.60
	<hr/>
TOTAL LIABILITIES & EQUITY	<u>7,204,628.67</u>

Peekskill Housing Authority

11/05/20

Profit & Loss

Accrual Basis

April through October 2020

	Apr - Oct 20
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	461,386.83
3110.2 Dunbar Heights	327,599.30
3110.4 Turnkey	141,486.00
Total 3110 Dwelling Rental	930,472.13
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	5,805.00
3190.2 Dunbar Heights	5,700.00
3190.4 Turnkey	1,725.00
Total 3190 Nondwelling Rental	13,230.00
3610 Interest on Gen. Fund Inv.	42.64
3690 Other Income	
3690.1 Laundry Room Income	18,023.82
3690.2 CAP Office Rent	6,300.00
3690.3 Health Center Rent	5,181.12
3690.4 Verizon Commission	969.85
3690.6 Late Fees	
Bohlmann Towers	-14.10
Dunbar Heights	-300.10
Turnkey	-2.50
Total 3690.6 Late Fees	-316.70
3690.7 Keycard BT	150.00
3690.8 Work Orders	
Bohlmann Towers	1,409.34
Dunbar Heights	771.00
Turnkey	110.00
Total 3690.8 Work Orders	2,290.34
3690.9 AC - BT	9,285.00
3690.9 Ac - TK	3,030.00
3690 Other Income - Other	20,655.67
Total 3690 Other Income	65,569.10
8020 Operating Subsidy	
8020.1 AMP 1	375,545.06
8020.2 AMP2	370,513.75
Total 8020 Operating Subsidy	746,058.81
Total Income	1,755,372.68
Expense	
4110 Administrative Salaries	240,361.87
4130 Legal Expense	32,153.16
4190.2 Membership Dues & Fees	1,570.00
4190.3 Telephone	2,940.66
4190.4 Collection Fees/Court Co	690.00
4190.5 Forms, Station. & Office	15,976.71
4190.6 All Other Sundry	9,350.29
4190.7 Admin. Service Contracts	9,438.55
4220.01 Other Tenant Services	1,309.03
4310 Water & Sewer	171,826.32
4310.9 Sewer Taxes	38,303.66
4320 Electricity	96,809.85
4330 Gas	47,876.22
4335 Propane	2,848.48
4340 Fuel	28,869.03
4410 Labor	315,540.91

Peekskill Housing Authority
Profit & Loss
April through October 2020

	Apr - Oct 20
4420 Materials	
4420.01 Supplies - Grounds	76,989.14
Total 4420 Materials	76,989.14
4430.1 Garbage & Trash Removal	43,390.00
4430.10 Alarm/Extinguish Contra	719.97
4430.11 Routine Maint Contracts	3,101.70
4430.12 Other Maint Contracts	24,980.00
4430.2 Heating & Cooling Contra	3,661.51
4430.4 Elevator Contracts	8,036.83
4430.5 Landscaping Contracts	16,750.00
4430.8 Plumbing Contracts	500.00
4430.9 Exterminating Contracts	15,237.93
4480 Contract Costs - Security	17,622.00
4481 Security Camera Expense	750.00
4510.1 Insurance - Property	35,090.00
4510.2 Insurance - Liability	64,321.00
4510.3 Insurance - WC	11,094.57
4510.4 Insurance - Other	4,548.00
4520 Payments in Lieu of Taxes	44,964.00
4540.1 Employee Ben - Admin	87,299.04
4540.2 Employee Ben - Maint	164,993.34
4570 Collection Losses	247.50
66900 · Reconciliation Discrepancies	-36.00
Total Expense	1,640,125.27
Net Ordinary Income	115,247.41
Other Income/Expense	
Other Income	
8029.48 Capital Fund Grant 2018	30,448.00
Total Other Income	30,448.00
Net Other Income	30,448.00
Net Income	145,695.41

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
PAYMENT OF MONTHLY BILLS AS LISTED
OCTOBER 2020**

WHEREAS, The Board of Commissioners of the Peekskill Housing Authority administer their responsibility of monitoring the PHA's expenditures; and

WHEREAS, The bills for the period October 2020 are listed in the Bills List (attached); and

WHEREAS, The Board of Commissioners have reviewed the Bills List; and

WHEREAS, The Board of Commissioners questions and/or concerns regarding certain bills in the list have been resolved.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Peekskill Housing Authority approve payment of the bills as listed in the Bills List October 2020.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Luis A. Segarra				
Vice Chairman Alexandra Hanson				
Commissioner Dwight H. Douglas				
Commissioner Kimm McNeil				
Tenant Commissioner Duane Timms				
Commissioner Jacqueline Simpkins				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: November 19, 2020

P. Holden Croslan, Executive Director

Date:

Peekskill Housing Authority
Check Detail

October 2020

Num	Date	Name	Memo	Account	Original Amount
15875	10/01/2020	Artistic Glasswork	6 window repairs	1111.2 Cash - Operating Account	-1,350.00
092820	09/28/2020		6 window repairs	4420.01 Supplies - Grounds	1,350.00
TOTAL					1,350.00
15876	10/01/2020	Chase Card		1111.2 Cash - Operating Account	-3,257.77
8/19/20-9/18/20	09/19/2020		cablevision phone	4190.3 Telephone	383.60
			cablevision internet	4190.6 All Other Sundry	808.48
			maint supplies	4420.01 Supplies - Grounds	1,983.96
			office	4190.5 Forms, Station. & Office	81.73
TOTAL					3,257.77
15877	10/01/2020	Con Edison		1111.2 Cash - Operating Account	-840.56
49061 8/30-9/18/20	09/21/2020		DH 2A	4320 Electricity	55.35
18041 8/1-9/18/20	09/21/2020		DH 7A	4320 Electricity	63.25
29055 3/28-9/18/20	09/21/2020		DH 11A	4320 Electricity	432.07
39070 3/12-9/18/20	09/21/2020		DH 13E	4320 Electricity	265.12
00040 9/1-9/18/20	09/21/2020		DH 31A	4320 Electricity	24.77
TOTAL					840.56
15878	10/01/2020	CSEA	union dues	1111.2 Cash - Operating Account	-308.56
9/30/20	09/30/2020		union dues	2117.7 CSEA Dues	308.56
TOTAL					308.56
15879	10/01/2020	CSEA Employee Benefit Fund	Oct dental/vision	1111.2 Cash - Operating Account	-1,428.79
OCT20	08/15/2020		Oct dental/vision	4540.1 Employee Ben - Admin	519.56
			Oct dental/vision	4540.2 Employee Ben - Maint	909.23
TOTAL					1,428.79
15880	10/01/2020	Gallinger Environmental Mgmt Corp	mold test	1111.2 Cash - Operating Account	-875.00
3196	09/18/2020		mold test	4430.11 Routine Maint Contracts	875.00
TOTAL					875.00
15881	10/01/2020	HD Supply Facilities Maintenance Ltd.		1111.2 Cash - Operating Account	-3,606.97
9185074852	09/17/2020		maint supplies	4420.01 Supplies - Grounds	2,779.57
9185125403	09/18/2020		mounst supplies	4420.01 Supplies - Grounds	827.40
TOTAL					3,606.97
15882	10/01/2020	Pestech		1111.2 Cash - Operating Account	-2,368.98
833134	08/27/2020		flies/gnats/roaches	4430.9 Exterminating Contracts	100.00
833451	08/27/2020		roaches	4430.9 Exterminating Contracts	100.00
834193	08/27/2020		mice	4430.9 Exterminating Contracts	100.00
834195	08/27/2020		mice	4430.9 Exterminating Contracts	100.00
834196	08/27/2020		mice	4430.9 Exterminating Contracts	100.00
834207	08/27/2020		mice	4430.9 Exterminating Contracts	100.00
834208	08/27/2020		roaches	4430.9 Exterminating Contracts	100.00
839766	09/10/2020		bedbugs	4430.9 Exterminating Contracts	100.00
839767	09/10/2020		roaches	4430.9 Exterminating Contracts	100.00
839768	09/10/2020		roaches	4430.9 Exterminating Contracts	100.00
833453	09/17/2020		roaches	4430.9 Exterminating Contracts	200.00
840267	09/17/2020		bedbugs	4430.9 Exterminating Contracts	174.98
840268	09/17/2020		spiders	4430.9 Exterminating Contracts	100.00
840290	09/17/2020		roaches	4430.9 Exterminating Contracts	100.00
837227	09/28/2020		monthly	4430.9 Exterminating Contracts	794.00
TOTAL					2,368.98
15883	10/01/2020	PHADA	annual dues	1111.2 Cash - Operating Account	-575.00
15454	09/01/2020		annual dues	4190.2 Membership Dues & Fees	575.00
TOTAL					575.00
15884	10/01/2020	Ready Refresh	office	1111.2 Cash - Operating Account	-117.84
201	09/22/2020		office	4190.6 All Other Sundry	117.84
TOTAL					117.84

Peekskill Housing Authority
Check Detail

October 2020

Num	Date	Name	Memo	Account	Original Amount
15885	10/01/2020	Robison Oil	696 Highland Ave	1111.2 Cash - Operating Account	-1,362.21
1447348	09/03/2020		696 Highland Ave	4340 Fuel	1,362.21
TOTAL					1,362.21
15886	10/01/2020	Suburban Propane	DH propane	1111.2 Cash - Operating Account	-26.07
9/17/20	09/17/2020		DH propane	4335 Propane	26.07
TOTAL					26.07
15887	10/01/2020	The Journal News	9/17/20 board meeting ad	1111.2 Cash - Operating Account	-224.00
4365768	09/18/2020		9/17/20 board meeting ad	4190.6 All Other Sundry	224.00
TOTAL					224.00
ACH	10/01/2020	IRS	10/1/20 payroll	1111.5 Cash - Payroll Account	-9,910.54
			10/1/20 payroll	2117.4 FICA Payable	9,910.54
TOTAL					9,910.54
ACH	10/01/2020	NYS Income Tax	10/1/20 payroll	1111.5 Cash - Payroll Account	-1,756.40
			10/1/20 payroll	2117.2 NY State WH	1,756.40
TOTAL					1,756.40
ACH	10/02/2020	Con Edison	807 Main Heat	1111.2 Cash - Operating Account	-2,595.40
			807 Main Heat	4330 Gas	2,595.40
TOTAL					2,595.40
ACH	10/02/2020	Con Edison	807 Main Ent	1111.2 Cash - Operating Account	-489.54
			807 Main Ent	4330 Gas	489.54
TOTAL					489.54
ACH	10/02/2020	Con Edison	1431 Park	1111.2 Cash - Operating Account	-300.60
			1431 Park	4330 Gas	300.60
TOTAL					300.60
ACH	10/02/2020	Con Edison	1719 Park	1111.2 Cash - Operating Account	-261.62
			1719 Park	4330 Gas	261.62
TOTAL					261.62
ACH	10/02/2020	Con Edison	1227 Howard	1111.2 Cash - Operating Account	-106.00
			1227 Howard	4330 Gas	106.00
TOTAL					106.00
15888	10/15/2020	Ace Computer Services Corp.	tech support	1111.2 Cash - Operating Account	-369.99
5657	09/30/2020		monthly tech support MS office	4190.7 Admin. Service Contracts 4190.5 Forms, Station. & Office	220.00 149.99
TOTAL					369.99
15889	10/15/2020	All County Lock & Safe Corp.	cores/keys	1111.2 Cash - Operating Account	-146.00
29236	10/09/2020		cores/keys	4420.01 Supplies - Grounds	146.00
TOTAL					146.00
15890	10/15/2020	Avaya Financial Services	phone system	1111.2 Cash - Operating Account	-138.23
36399182	10/05/2020		phone system	4190.5 Forms, Station. & Office	138.23
TOTAL					138.23

Peekskill Housing Authority
Check Detail
October 2020

Num	Date	Name	Memo	Account	Original Amount
15891	10/15/2020	Bond, Schoeneck & King, PLLC	labor advice	1111.2 Cash - Operating Account	-621.00
19839413	09/23/2020		labor advice	4130 Legal Expense	621.00
TOTAL					621.00
15892	10/15/2020	Chrystal Garret	security deposit refund	1111.2 Cash - Operating Account	-350.00
10/14/20	10/14/2020		security deposit refund	2114 Tenant Security Deposits	350.00
TOTAL					350.00
15893	10/15/2020	City of Peekskill (cpw)		1111.2 Cash - Operating Account	-26,661.28
4722 6/13-9/13/20	10/01/2020		1431 Park	4310 Water & Sewer	2,488.71
4724 6/13-9/13/20	10/01/2020		696 Highland Ave	4310 Water & Sewer	20,822.99
4764 6/13-9/13/20	10/01/2020		1719 Park	4310 Water & Sewer	2,656.78
4765 6/13-9/13/20	10/01/2020		1227 Howard	4310 Water & Sewer	692.80
TOTAL					26,661.28
15894	10/15/2020	City of Peekskill(cpt)		1111.2 Cash - Operating Account	-19,151.85
6245-2020-1	10/01/2020		696 Highland Ave	4310.9 Sewer Taxes	5,541.62
6280-2020-1	10/01/2020		709 Main St	4310.9 Sewer Taxes	147.78
6331-2020-1	10/01/2020		1227 Howard	4310.9 Sewer Taxes	255.66
6339-2020-1	10/01/2020		1431 Park	4310.9 Sewer Taxes	803.90
6340-2020-1	10/01/2020		1719 Park	4310.9 Sewer Taxes	698.99
6370-2020-1	10/01/2020		807 Main	4310.9 Sewer Taxes	11,703.90
TOTAL					19,151.85
15895	10/15/2020	CSEA	union dues	1111.2 Cash - Operating Account	-276.88
10/14/20	10/14/2020		union dues	2117.7 CSEA Dues	276.88
TOTAL					276.88
15896	10/15/2020	DEC Office Leasing	copier lease	1111.2 Cash - Operating Account	-114.00
69812549	10/10/2020		copier lease	4190.5 Forms, Station. & Office	114.00
TOTAL					114.00
15897	10/15/2020	DEC Office Solutions, Inc.		1111.2 Cash - Operating Account	-98.33
177426	09/21/2020		copier maint	4190.5 Forms, Station. & Office	78.38
177314	09/25/2020		copier ink	4190.5 Forms, Station. & Office	19.95
TOTAL					98.33
15898	10/15/2020	Disrupt 2 Create	quarterly web hosting	1111.2 Cash - Operating Account	-450.00
206	10/13/2020		quarterly web hosting	4190.7 Admin. Service Contracts	450.00
TOTAL					450.00
15899	10/15/2020	Endicott Comm, Inc.	answering service	1111.2 Cash - Operating Account	-73.30
201000522101	10/06/2020		answering service	4190.5 Forms, Station. & Office	73.30
TOTAL					73.30
15900	10/15/2020	Equifax Verification Services	resident credit check	1111.2 Cash - Operating Account	-37.89
1002029623	10/08/2020		resident credit check	4190.6 All Other Sundry	37.89
TOTAL					37.89
15901	10/15/2020	HD Supply Facilities Maintenance Ltd.	maint supplies	1111.2 Cash - Operating Account	-815.27
9185430406	09/30/2020		maint supplies	4420.01 Supplies - Grounds	815.27
TOTAL					815.27
15902	10/15/2020	Highland Welding Service	steel plates	1111.2 Cash - Operating Account	-635.00
21996	09/28/2020		steel plates	4420.01 Supplies - Grounds	635.00
TOTAL					635.00

Peekskill Housing Authority
Check Detail
October 2020

Num	Date	Name	Memo	Account	Original Amount
15903	10/15/2020	Home Depot Credit Services	maint supplies	1111.2 Cash - Operating Account	-3,661.66
8/25/20 - 9/24/20	09/25/2020		maint supplies	4420.01 Supplies - Grounds	3,661.66
TOTAL					3,661.66
15904	10/15/2020	Katz & Klein, Esqs.	September 2020	1111.2 Cash - Operating Account	-3,000.00
SEP20	10/01/2020		September 2020	4130 Legal Expense	3,000.00
TOTAL					3,000.00
15905	10/15/2020	New York Power Authority	September 2020	1111.2 Cash - Operating Account	-15,883.30
89896	10/12/2020		September 2020	4320 Electricity	15,883.30
TOTAL					15,883.30
15906	10/15/2020	Patricia Niles Barker	security deposit refund	1111.2 Cash - Operating Account	-600.00
10/14/20	10/14/2020		security deposit refund	2114 Tenant Security Deposits	600.00
TOTAL					600.00
15907	10/15/2020	Pestech		1111.2 Cash - Operating Account	-300.00
840262	09/24/2020		roaches	4430.9 Exterminating Contracts	100.00
840263	09/24/2020		roaches	4430.9 Exterminating Contracts	100.00
840690	09/24/2020		bedbugs	4430.9 Exterminating Contracts	100.00
TOTAL					300.00
15908	10/15/2020	Rivera's Landscaping and Construction Inc	BT fence repair and 1431 gate	1111.2 Cash - Operating Account	-1,650.00
9/29/20	09/29/2020		BT fence repair and 1431 gate	4430.12 Other Maint Contracts	1,650.00
TOTAL					1,650.00
15909	10/15/2020	Rivera's Landscaping and Construction Inc	Sept. lawn maintenance	1111.2 Cash - Operating Account	-3,150.00
SEP20	10/09/2020		Sept. lawn maintenance	4430.12 Other Maint Contracts	3,150.00
TOTAL					3,150.00
15910	10/15/2020	Suburban Propane	DH propane	1111.2 Cash - Operating Account	-767.08
9/28/20	09/28/2020		DH propane	4335 Propane	767.08
TOTAL					767.08
15911	10/15/2020	Yardi Systems	annual license	1111.2 Cash - Operating Account	-4,801.15
3449061	10/02/2020		annual license	4190.7 Admin. Service Contracts	4,801.15
TOTAL					4,801.15
ACH	10/15/2020	IRS	10/15/20 payroll	1111.5 Cash - Payroll Account	-9,374.66
			10/15/20 payroll	2117.4 FICA Payable	9,374.66
TOTAL					9,374.66
ACH	10/15/2020	NYS Income Tax	10/15/20 payroll	1111.5 Cash - Payroll Account	-1,667.24
			10/15/20 payroll	2117.2 NY State WH	1,667.24
TOTAL					1,667.24
15912	10/29/2020	AAA Carting & Rubbish Removal	30 yd dumpster	1111.2 Cash - Operating Account	-635.00
518762	10/21/2020		30 yd dumpster	4430.1 Garbage & Trash Removal	635.00
TOTAL					635.00
15913	10/29/2020	Avaya Financial Services	phone system	1111.2 Cash - Operating Account	-135.27
36504533	10/22/2020		phone system	4190.5 Forms, Station & Office	135.27
TOTAL					135.27

Peekskill Housing Authority
Check Detail

October 2020

Num	Date	Name	Memo	Account	Original Amount
15914	10/29/2020	Bond, Schoeneck & King, PLLC	labor advice	1111.2 Cash - Operating Account	-1,587.00
19843439	10/21/2020		labor advice	4130 Legal Expense	1,587.00
TOTAL					1,587.00
15915	10/29/2020	City of Peekskill (cpw)	807 Main St	1111.2 Cash - Operating Account	-27,728.06
4723 6/13-9/13/20	10/15/2020		807 Main St	4310 Water & Sewer	27,728.06
TOTAL					27,728.06
15916	10/29/2020	Con Edison		1111.2 Cash - Operating Account	-319.67
29055 9/18-10/1/20	10/14/2020		DH 11A	4320 Electricity	29.25
49061 9/18-10/20/20	10/21/2020		DH 2A	4320 Electricity	70.51
18041 9/18-10/20/20	10/21/2020		DH 7A	4320 Electricity	41.55
39070 9/18-10/20/20	10/21/2020		DH 13E	4320 Electricity	132.63
00040 9/18-10/20/20	10/21/2020		DH 31A	4320 Electricity	45.73
TOTAL					319.67
15917	10/29/2020	CSEA	union dues	1111.2 Cash - Operating Account	-276.88
10/28/20	10/28/2020		union dues	2117.7 CSEA Dues	276.88
TOTAL					276.88
15918	10/29/2020	CSEA Employee Benefit Fund	Nov dental/vision	1111.2 Cash - Operating Account	-1,428.79
NOV20	10/15/2020		Nov dental/vision	4540.1 Employee Ben - Admin	519.56
			Nov dental/vision	4540.2 Employee Ben - Maint	909.23
TOTAL					1,428.79
15919	10/29/2020	Employee Benefits Division	Nov HI	1111.2 Cash - Operating Account	-26,863.83
557	10/05/2020		Nov HI	4540.1 Employee Ben - Admin	8,462.48
			Nov HI	4540.2 Employee Ben - Maint	18,401.35
TOTAL					26,863.83
15920	10/29/2020	Housing Insurance Services Inc.	fidility	1111.2 Cash - Operating Account	-1,526.00
103988	10/19/2020		fidility	4510.1 Insurance - Property	1,526.00
TOTAL					1,526.00
15921	10/29/2020	Martin Lichtlg	1 NOP	1111.2 Cash - Operating Account	-145.00
39117	10/21/2020		1 NOP	4190.4 Collection Fees/Court Co	145.00
TOTAL					145.00
15922	10/29/2020	Otis Elevator Company	elevator maint 11/1/20 - 1/31/20	1111.2 Cash - Operating Account	-2,051.61
138673	10/11/2020		elevator maint 11/1/20 - 1/31/20	4430.4 Elevator Contracts	2,051.61
TOTAL					2,051.61
15923	10/29/2020	Pestech		1111.2 Cash - Operating Account	-1,994.00
840689	10/01/2020		roaches	4430.9 Exterminating Contracts	100.00
846490	10/01/2020		roaches	4430.9 Exterminating Contracts	100.00
846491	10/01/2020		mice/roaches	4430.9 Exterminating Contracts	200.00
846499	10/01/2020		roaches	4430.9 Exterminating Contracts	200.00
846909	10/08/2020		roaches	4430.9 Exterminating Contracts	200.00
846910	10/08/2020		roaches	4430.9 Exterminating Contracts	100.00
846911	10/08/2020		roaches	4430.9 Exterminating Contracts	100.00
846913	10/08/2020		roaches	4430.9 Exterminating Contracts	100.00
846914	10/08/2020		roaches	4430.9 Exterminating Contracts	100.00
844594	10/26/2020		monthly	4430.9 Exterminating Contracts	794.00
TOTAL					1,994.00
15924	10/29/2020	Reliable Sewer & Drain	snake drain line 1719 Park	1111.2 Cash - Operating Account	-500.00
78	10/19/2020		snake drain line 1719 Park	4430.8 Plumbing Contracts	500.00
TOTAL					500.00

Peekskill Housing Authority
Check Detail
October 2020

Num	Date	Name	Memo	Account	Original Amount
15925	10/29/2020	Robison Oil	696 Highland Ave	1111.2 Cash - Operating Account	-4,183.83
1448532	10/07/2020		696 Highland Ave	4340 Fuel	4,183.83
TOTAL					4,183.83
15926	10/29/2020	Staples Advantage	office supplies	1111.2 Cash - Operating Account	-334.92
8059950875	10/10/2020		office supplies	4190.5 Forms, Station. & Office	334.92
TOTAL					334.92
15927	10/29/2020	Sun-Dance Energy Contractors Inc.	BT & DH boiler service	1111.2 Cash - Operating Account	-1,020.00
8793	10/19/2020		BT & DH boiler service	4430.2 Heating & Cooling Contra	1,020.00
TOTAL					1,020.00
15928	10/29/2020	The Journal News	DH RFP Ad	1111.2 Cash - Operating Account	-1,006.00
4392462	10/04/2020		DH RFP Ad	1400.3 CFP Unallocated	1,006.00
TOTAL					1,006.00
15929	10/29/2020	The Journal News		1111.2 Cash - Operating Account	-396.00
4409706	10/15/2020		10/15/20 board meeting ad	4190.6 All Other Sundry	270.00
4413391	10/18/2020		Legal RFP ad	4190.6 All Other Sundry	126.00
TOTAL					396.00
ACH	10/29/2020	IRS	10/29/20 payroll	1111.5 Cash - Payroll Account	-9,904.64
			10/29/20 payroll	2117.4 FICA Payable	9,904.64
TOTAL					9,904.64
ACH	10/29/2020	NYS Income Tax	10/29/20 payroll	1111.5 Cash - Payroll Account	-1,758.17
			10/29/20 payroll	2117.2 NY State W/H	1,758.17
TOTAL					1,758.17
ACH	10/30/2020	NYS and Local Retirement Systems	OCT cont and loan pymts	1111.2 Cash - Operating Account	-3,441.62
			OCT cont and loan pymts	2117.3 Pension Payable	3,441.62
TOTAL					3,441.62

**PEEKSKILL HOUSING AUTHORITY
REAFFIRMATION APPROVING LEGAL SERVICES OF
KATZ & KLEIN, GERALD M. KLEIN, ESQ
NOVEMBER 19, 2020**

WHEREAS, The Peekskill Housing Authority solicited Requests for Proposals for legal services, and

WHEREAS, The Peekskill Housing Authority received two bids in response to the Requests for Proposals, and

WHEREAS, The responses were carefully reviewed, and Katz and Klein was the lowest responsible respondent; annual cost of \$36,000.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Peekskill Housing Authority accept the recommendation of Katz & Klein for legal services for two years effective December 1, 2020, with an option to renew for up to three additional years.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Luis A. Segarra				
Vice Chairman Alexandra Hanson				
Commissioner Dwight H. Douglas				
Commissioner Kimm McNeil				
Tenant Commissioner Duane Timms				
Commissioner Jacqueline Simpkins				

I hereby certify that the above resolution is as the Board of Commissioners of the Housing Authority of the City of Peekskill adopted.

Effective: November 19, 2020

P. Holden Croslan, Executive Director

Date:

RESOLUTION AUTHORIZING CITY MANAGER TO EXECUTE COOPERATION
AGREEMENT WITH THE PEEKSKILL HOUSING AUTHORITY

WHEREAS, the Peekskill Housing Authority Board of Commissioners has unanimously approved the submission of an Application and accompanying documents for the purpose of federalizing New York State Project, NYS 47, known as Dunbar Heights, and;

WHEREAS, a Cooperation Agreement between the Peekskill Housing Authority and the City must be submitted with the Application, and;

WHEREAS, the Federalization of Dunbar Heights would eliminate projected deficits in the operational budget of Dunbar Heights which deficits would be the responsibility of the City, and;

WHEREAS, the Federalization of Dunbar Heights is essential to the future financial stability of the City of Peekskill;

NOW, THEREFORE, LET IT BE RESOLVED, that the City Manager be authorized to execute and deliver said Cooperation Agreement and to sign all documents necessary to effect the Federalization of Dunbar Heights.

STATE OF NEW YORK
COUNTY OF WESTCHESTER SS:
CITY OF PEEKSKILL

I, Agnes M. Pryzgoda, duly appointed qualified Deputy City Clerk of the City of Peekskill, New York, do hereby certify that the above is a copy of a resolution adopted by the Common Council of the City of Peekskill at a meeting held on January 26, 1981 and is a true, correct and compared copy of the whole of said original resolution as adopted at said meeting, the same being on file in this office.

Witness my hand and the seal of
the City of Peekskill this 27th
day of January, 1981.

Agnes M. Pryzgoda
Deputy City Clerk

J6

COOPERATION AGREEMENT

This Agreement entered into this 15th day of January, 1981, by and between Peekskill Housing Authority (herein called the "Local Authority") and City of Peekskill (herein called the "Municipality"), witnesseth:

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

1. Whenever used in this Agreement:

(a) The term "Project" shall mean any low-rent housing hereafter developed or acquired by the Local Authority with financial assistance of the United State of America acting through the Secretary of Housing and Urban Development (herein called the "Government"); excluding, however, any low-rent housing project covered by any contract for loans and annual contributions entered into between the Local Authority and the Government, or its predecessor agencies, prior to the date of this Agreement.

(b) The term "Taxing Body" shall mean the State or any political subdivision or taxing unit thereof in which a Project is situated and which would have authority to assess or levy real or personal property taxes or to certify such taxes to a taxing body or public officer to be levied for its use and benefit with respect to a Project if it were not exempt from taxation.

(c) The term "Shelter Rent" shall mean the total of all charges to all tenants of a Project for dwelling rents and nondwelling rents (excluding all other income of such Project), less the cost to the Local Authority of all dwelling and nondwelling utilities.

(d) The term "Slum" shall mean any area where dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, or any combination of these factors, are detrimental to safety, health, or morals.

2. The Local Authority shall endeavor (a) to secure a contract or contracts with the Government for loans and annual contributions governing one or more Projects

comprising approximately 240 units of low-rent housing and (b) to develop or acquire and administer such Project or Projects, each of which shall be located within the corporate limits of the Municipality. The obligations of the parties hereto shall apply to each such Project.

3. (a) Under the constitution and statutes of the State of New York, all Projects are exempt from all real and personal property taxes and special assessments levied or imposed by any Taxing Body. With respect to any Project, so long as either (i) such Project is owned by a public body or government agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the Government for loans or annual contributions, or both, in connection with such Project remains in force or effect, or (iii) any bonds issued in connection with such Project or any monies due to the Government in connection with such Project remain unpaid, whichever period is the longest, the Municipality agrees that it will not levy or impose any real or personal property taxes or special assessments upon such Project or upon

the Local Authority with respect hereto. During such period, the Local Authority shall make annual payments (herein called "Payment in Lieu of Taxes") in lieu of such taxes and special assessments.

(b) Each such annual Payment in Lieu of Taxes shall be made

after the end of the fiscal year established for such Project, and shall be in an amount equal to either (i) ten percent (10%) of the Shelter Rent actually collected but in no event to exceed ten percent (10%) of the Shelter Rent charged by the Local Authority in respect to such Project during such fiscal year

at the time when real property taxes on such Project would be paid if it were subject to taxation, and shall be in an amount equal to either (i) ten percent (10%) of the Shelter Rent actually collected but in no event to exceed ten percent (10%) of the Shelter Rent charged by the Local Authority in respect to such Project during the 12 months' period ending March 31, before such payment is made.

(c) The Municipality shall distribute the Payments in Lieu of Taxes among the Taxing Bodies in the proportion which the real property which would have been paid to each Taxing Body for such year if the Project were not exempt from taxation bears to the total real property taxes which would have been paid to all of the Taxing Bodies for such year if the Project were not exempt from taxation; Provided, however, That no payment for any year shall be made to any Taxing Body in excess of the amount of the real property taxes which would have been paid to such Taxing Body for such year if the Project were not exempt from taxation.

(d) No payment for any year shall be made to the Municipality in excess of the amount of the real property taxes which would have been paid to the Municipality for such year if the Project were not exempt from taxation.

(e) Upon failure of the Local Authority to make any Payment in Lieu of Taxes, no lien against any Project or assets of the Local Authority shall attach, nor shall any interest or penalties accrue or attach on account thereof.

4. The Municipality agrees that, subsequent to the date of initiation (as defined in the United State Housing Act of 1937) of each Project and within five years after the completion thereof, or such further period as may be approved by the Government as a part of the low-rent housing project (s) heretofore undertaken by the Local Authority and identified as Projects Nos. NYS (47)-Dunbar Heights and NYS (97)-Bohlmann Towers for Federal acquisition and substantial rehabilitation there has been or will be elimination, as certified by the Municipality by demolition, condemnation, effective closing, or compulsory repair or improvement, of unsafe or unsanitary dwelling units situated in the locality or metropolitan area in which such Project is located.

5. During the period commencing with the date of the acquisition of a part of the site or sites of any Project and continuing so long as either (i) such Project is owned by a public body or government agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the Government for loans or annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the Government in connection with such Project remain unpaid, whichever period is the longest, the Municipality without cost or charge to the Local Authority or the tenants of such Project (other than the Payments in Lieu of Taxes) shall:

(a) Furnish or cause to be furnished to the Local Authority and the tenants of such Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the Municipality;

(b) Vacate such streets, roads, and alleys within the area of such Project as may be necessary in the development thereof, and convey without charge to the Local Authority such interest as the Municipality may have in such vacated areas; and, in so far as it is lawfully able to do so without cost of expense to the Local Authority or to the Municipality, cause to be removed from such vacated areas, in so far as it may be necessary, all public or private utility lines and equipment;

(c) In so far as the Municipality may lawfully do so (i) grant such deviations from the building code of the Municipality as are reasonable and necessary to promote economy and efficiency in the development and administration of such Project, and at the same time safeguard health and safety, and (ii) make such changes in any zoning of the site and surrounding territory of such Project as are reasonable and necessary for the development and protection of Project and the surrounding territory;

(d) Accept grants of easements necessary for the development of such Project; and

(e) Cooperate with the Local Authority by such other lawful action or ways as the Municipality and the Local Authority may find necessary in connection with the development and administration of such Project.

6. In respect to any Project the Municipality further agrees that within a reasonable time after receipt of a written request therefore from the Local Authority:

It will accept the dedication of all new interior streets, roads, alleys, and adjacent sidewalks within the area of such Project, together with all storm and sanitary sewer mains in such dedicated areas, after the Local Authority, at its own expense, has completed the grading, improvement, paving and installation thereof in accordance with specifications acceptable to the Municipality.

7. If by reason of the Municipality's failure or refusal to furnish or cause to be furnished any public services or facilities which it has agreed hereunder to furnish or to cause to be furnished to the Local Authority or to the tenants of any Project, the Local Authority incurs any expense to obtain such services or facilities then the Local Authority may deduct the amount of such expense from any Payments in Lieu of Taxes due or due to become due to the Municipality in respect to any Project or any other low-rent housing projects owned or operated by the Local Authority.

8. No Cooperation Agreement heretofore entered into between the Municipality and the Local Authority shall be construed to apply to any Project covered by this agreement.

9. No member of the governing body of the Municipality or any other public officer of the Municipality who exercises any responsibilities or functions with respect to any Project during his tenure or for one year thereafter shall have any interest, direct or indirect, in any Project or any property included or planned to be included in any project, or any contracts in connection with such Projects or property. If any such governing body member or such other public official of the Municipality involuntarily acquires or had acquired prior to the beginning of his tenure any such interest, he shall immediately disclose any interest to the Local Authority.

10. So long as any contract between the Local Authority and the Government for loans (including preliminary loans) or annual contributions, or both, in connection with any Project remains in force and effect, or so long as any bonds issued in connection with any Project or any monies due to the Government in connection with any Project remain unpaid, this Agreement shall not be abrogated, changed, or modified without the consent of the Government. The privileges and obligations of the Municipality hereunder shall remain in full force and effect with respect to each Project so long as the beneficial title to such Project is held by the Local Authority or by any other public body or governmental agency, including the Government, authorized by law to engage in the development or administration or low-rent housing projects. If at any time the beneficial title to, or possession of, any Project is held by such other public body or governmental agency, including the Government, the provisions hereof shall inure to the benefit of any may be enforced by, such other public body or governmental agency, including the Government.

IN WITNESS WHEREOF the Municipality and the Local Authority have respectively signed this Agreement and caused their seals to be affixed and attested as of the day and year first above written.

City of Peekskill
(Corporate Name of Municipality)

(SEAL)

By Robert W. Jones
(Title) CITY MANAGER

Attest: Agnes M. Pruzgoda
Deputy City Clerk
(Title)

PEEKSKILL HOUSING AUTHORITY
(Corporate Name of Local Authority)

(SEAL)

By George B. Hammer
(Title)

VICE-CHAIRMAN

Attest: John E. Kelly
(Title)
HOUSING MANAGER

PEEKSKILL HOUSING AUTHORITY



P. Holden Croslan
Executive Director

807 Main Street
Peekskill, New York 10566
Phone: 914-739-1700
Fax: 914-739-1787

October 18, 2020

ELECTION OF TWO (2) TENANTS TO THE PEEKSKILL HOUSING AUTHORITY (PHA) BOARD OF COMMISSIONERS

There are two (2) vacancies for Tenant Commissioners for the PHA Board.

“Tenant Commissioners,” a voice for all Tenants, must have been and continue to be Tenants in good standing. The Tenant must be in complete compliance with the Rules and Regulations of the Housing Authority and be committed to attending Board meetings, training, conferences and working with the Board of Commissioners and the Housing Authority to accomplish its mission, which is “providing safe, decent and quality affordable housing and support services to income eligible persons through federal, state and private sources”.

Only current PHA Tenants, ages 18 years and older interested in election to the Board of Commissioners may pick up a nominating petition at the PHA Management Office, **Monday through Friday, 7:30 am to 3:00 pm, beginning November 18, 2020**. Each petition must have a minimum of fifteen (15) signatures of eligible voters and petitions must **be returned to the Management Office no later than 3:00 pm, Wednesday, November 25, 2020**.

NO ELIGIBLE VOTER MAY SIGN MORE THAN ONE CANDIDATE’S PETITION OR SIGNS ANY CANDIDATE’S PETITION MORE THAN ONCE. ALL DUPLICATE SIGNATURES WILL BE DISQUALIFIED.

Once the petition has been submitted, a panel consisting of a designated tenant liaison, the Chairperson of the Board, the Executive Director, and one Authority staff member shall review submitted petitions and certify candidates to be placed on the ballot.

Only current tenants, 18 years of age and older are eligible to sign a petition, to vote in the election, or to run for a position on the Board. The tenants receiving the highest number of votes will serve on the Board of Commissioners for two (2) year term beginning January 2021. The tenants elected can only serve as Commissioner for as long as they remain in Public Housing.

If the Tenant Election Review Board certifies more than two candidate’s petitions, there will be an election held on Tuesday, December 29, 2020 in the Community Rooms located at Bohlmann Towers between the hours of 7:30 am and 3:00 pm.

If you have any questions, please feel free to call the Management Office at (914) 739-1700, 7:30 am to 3:00 pm, Monday through Friday.

Thanks,

Management