

# PEEKSKILL HOUSING AUTHORITY



P. Holden Croslan  
Executive Director

807 Main Street  
Peekskill, New York 10566  
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## PEEKSKILL HOUSING AUTHORITY BOARD OF COMMISSIONERS MONTHLY MEETING – JUNE 17, 2021 ZOOM MEETING AGENDA

### I. ROLL CALL

### II. TENANTS' COMMENTS AND CONCERNS

### III. APPROVAL OF MINUTES:

- a) Resolution – 06/01/2021 – May 20, 2021 - Regular Meeting Minutes
- b) Resolution – 06/02/2021 – May 20, 2021 – Public Meeting Minutes

### VI. CORRESPONDENCE: None

### V. EXECUTIVE DIRECTOR'S REPORT:

- a) Monthly Report – June 2021
- b) Financial Report – May 2021

### VI. COUNCIL'S REPORT

### VII. UNFINISHED BUSINESS

### VIII. NEW BUSINESS

- a) Resolution – 06/03/2021 – May Monthly Bills
- b) Resolution – 06/04/2021 – Application to Westchester County requesting FY 2022 CDBG
- c) Resolution – 06/05/2021 – Application to Westchester County requesting FY 2023 CDBG
- d) Resolution – 06/06/2021 – Application to Westchester County requesting FY 2024 CDBG

### XI. TENANTS' COMMENTS AND CONCERNS

### X. ADJOURNMENT

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING  
MAY 20, 2021 BOARD MEETING MINUTES  
REGULAR SESSION**

**WHEREAS**, The Board of Commissioners have reviewed the minutes of May 20, 2021 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 May, 2021 public meeting.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

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

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

Effective: June 17, 2021

\_\_\_\_\_  
P. Holden Croslan, Executive Director

Date:

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## PEEKSKILL HOUSING AUTHORITY BOARD OF COMMISSIONERS MONTHLY MEETING MINUTES MAY 20, 2021 – ZOOM MEETING

### ROLL CALL:

Commissioner Segarra, Chairman  
Commissioner Hanson, Vice Chairman  
Commissioner Douglas  
Commissioner McNeil  
Commissioner Simpkins  
Commissioner Timms - Absent

P Holden Croslan, Executive Director  
John W. Furst, Esq., Council

**TENANTS COMMENTS AND CONCERNS – No comments at this time.**

### **Resolution 05/01/2021 – April 15, 2021 – Regular Meeting Minutes**

Chairman Segarra asked for a motion to approve Resolution 05/01/2021 – April 15, 2021 – Regular Meeting Minutes. Commissioner Douglas made a motion and Commissioner McNeil seconded the motion. Chairman Segarra asked if there were any comments, concerns, the response was no. The vote was as follows: Chairman Segarra – Aye; Vice Chairman Hanson – Aye; Commissioner Douglas – Aye; Commissioner Simpkins – Aye, Commissioner McNeil – Aye,

### **EXECUTIVE DIRECTOR'S REPORT**

**Revenue** – HUD subsidy for March \$294,389; April \$129,389 which reflects a portion March Capital Funds moved to the operating account.

**Other Revenue** – March \$4,932; April \$4,939.

### **Tenant Charges**

Rent Charges for March \$134,720; April \$152,636.

Total tenant charges for March \$136,509; April \$156,417

Charges collected through March 5<sup>th</sup> \$82,444, April \$83,112.

Total Collected for March \$189,929; April \$135,881.

Unpaid Tenant Balance for March (\$53,420); April \$20,536.

Change in Prepaid Rent – March (\$9,949); April (\$1,208).

All Outstanding Tenant Charges for March \$349,704; April \$314,027.

**Bills Paid** –The Executive Director reviewed the February and March bills.

Total expenses for March \$290,136; April \$259,615.

The difference between March and April bills reflects Sewer Tax, paid semi-annually, City Water paid quarterly, and City trash collection, paid quarterly (paid in March).

**Court Proceedings** – There were no court proceeding for April as the eviction moratorium is still in effect. PHA has a few cases in court that were in the process before COVID.

**Repayment Agreements** – PHA continues to offer repayment agreements to residents. April 2021, 3 new repayment agreements were added totaling 33 active agreements; balance \$71,188.

**Work Orders** – April, 144 work orders; 137 completed; 7 outstanding work orders were received at the end of the month.

**Unit Turnovers** – 17 vacancies in March, 14 vacancies by the end of the April. PHA continues to lease units and transfers as vacancies are turned over; transfers do not move the list down due to an immediately vacancy once transfer is complete. Contractors have been hired to help get units turned over as quickly as possible.

**Exterminations** – One bedbug extermination for March; none for April. Regular extermination service performed every month.

### **Tenants Account Receivable (TAR)**

At the end of March, 72 Bohlmann Towers residents owed \$191,606; 48 Dunbar Heights residents owed \$122,490; 14 Turnkey residents owed \$35,608.

Total past due for March, 134 residents (49%) owed \$349,704.

At the end of April, 70 Bohlmann Towers residents owed \$153,517; 54 Dunbar Heights residents owed \$115,425; 19 Turnkey residents owed \$45,085.

Total past due for April, 143 residents (52%) owed \$314,027.

### **Police Report**

**Police Activity PHA 04/03 – 04/09** - 28 visits to Bohlmann Towers, 24 routine, 4 others (parking complaint, medical, welfare check, unwanted party); 33 visits to Dunbar Heights, 33 routine.

**Police Activity PHA 04/17 – 04/23** – 35 visits to Bohlmann Towers, 27 routine, 8 others (parking complaint, domestic, dispute, 2 suspicious activity, medical, Emotionally Disturbed Person, noise); 31 visits to Dunbar Heights, 29 routine, 2 others (agency assist, harassment).

Commissioner Simpkins asked if there was a shooting at Bohlmann. The Executive Director responded not that she's aware of, incident reports from the Police Department do not reflect that and asked if Chief Halmy could answer that question.

Police Chief Halmy stated that there have been no shooting incidents at any of the Peekskill Housing Authority sites, in quite some time.

### **ADVERTISEMENT FOR BID**

On April 3<sup>rd</sup> and 4<sup>th</sup> 2021, PHA advertised for bids for exterior building improvements at Dunbar Heights which consists of porches, handrails, stairs, front and back doors. Two bids were submitted and one was acceptable although very high. The architect has asked the contractor to reconsider their best and final offer and continues to try and negotiate. PHA may need to reduce the size of the project to porches, handrails and stairs if unable to reduce the offer.

### **WESTCHESTER COMMUNITY OPPORTUNITY PROGRAM, INC – LEASE RENEWAL**

The two-year lease between PHA and WESTCOP expired April 30, 2021. Due to the forthcoming rehabilitation of Kiley Center, PHA is offering a renewed term for up to two years; an initial three-month renewal followed by a month-to-month until the property is needed for rehabilitation. The lease was reviewed by PHA attorney before modifications and sent to WESTCOP for lease execution. Once the lease is returned it will be signed and executed.

### **HEALTH HAZARDS GRANT**

Public Housing Authorities with non-RAD public housing development(s) are eligible to apply for Capital Funds to help identify and eliminate housing-related hazards in their non-RAD public housing development(s). Categories of acceptable hazards are:

- Mold
- Carbon Monoxide
- Pest Infestation
- Radon
- Fire Hazards and
- Other Housing Hazards

PHA is submitting an application requesting the following:

- Carbon Monoxide Hazard – To comply with National Standards for the Inspection of Real Estate (NSPIRE), published by HUD in regards to the placement and number of CO detectors; \$98,280
- Mold Hazard – Due to moisture in bathroom ceilings and walls, replace drywall as needed and address site drainage issues; \$496,549
- Fire Suppression Hazard - Automatic sprinkler systems in units and boiler room; \$1,460,640
- Pest Hazard – Chemical treatment, ingress/egress routes, trapping and cleanout; \$279,825

Total requested is, \$2,335,294. HUD will use a scoring system to determine the grantees.

### **FINANCIAL REPORT**

The Executive Director reviewed the Financial Report

**Dwelling Rents:**

Tenant rents billed (\$152,636) were higher than budgeted the prior year (\$139,573) and the month (\$136,100).

**Operating Funds:**

Budgeted \$101,000 for the month, actual \$129,389.

**Administrative Salaries:**

Budgeted \$34,333, actual \$74,129; three pay roll vs two, previous staff payout for accrued time.

Auditing fees: Budgeted \$822, actual \$9,360 due to timing of final audit.

Accounting: Budgeted \$0, actual \$1800; This function was previously in-house.

Office, Miscellaneous: Budgeted \$7,058 actual \$34,110; software upgrades.

Utilities: Budgeted \$61,375 actual \$113,262; all utilities were higher due to heating season.

Labor - Maintenance: Budgeted \$44,409, actual \$55,364; Contractor, making vacant units ready.

Total Operating Expenses: Budgeted \$275,196 actual \$342,145.

**RODENT ACTION PLAN UPDATE**

Rodent action plan was included with the board package for review.

The Executive Director stated that the most challenging unit visited by her personally a few weeks ago, has shown significant improvements. Residents included in the action plan stated they had seen no rodent activity and are happy with the services provided.

**COUNCIL'S REPORT**

- Attorney Scully is working on forms for PHA and with Legal Services of Hudson Valley setting ground rules for communications with PHA staff on pending litigation matters.
- NYS Moratorium is scheduled to end August 31, 2021.
- Working with Ms. Croslan on questions regarding the Smoking Policy.
- Updated Ms. Croslan on the Emergency Rental Assistance Program for landlords. Basic guidance released last week on applications for funds; applications are not being accepted at this time, more information to come.
- Westchester Community Opportunity Program lease review

**NEW BUSINESS**

**Resolution – 05/02/2021 – Resolution to Approve April 2021 Monthly Bills**

Chairman Segarra asked for a motion to approve Resolution 05/02/2021 – Resolution to Approve April 2021 Monthly Bills. Commissioner Douglas made a motion and Commissioner McNeil seconded the motion. Chairman Segarra asked if there were any comments, concerns or concerns, the response was no. The vote was as follows: Chairman Segarra – Aye, Vice Chairman Hanson – Aye; Commissioner Douglas – Aye; Commissioner Simpkins – Aye; Commissioner McNeil – Aye

## **Resolution – 05/03/2021 – Approving Future Status of the Kiley Center**

Chairman Segarra read Resolution - 05/03/2021 and stated that he is under the impression that the Board has decided to lease the Kiley Center directly to the Boys & Girls Club and asked for a motion. Vice Chairman Hanson made a motion and Commissioner Simpkins seconded the motion. Chairman Segarra asked if there were any comments, concerns or discussions needed.

Commissioner Douglas stated that he felt it was ambitious for the PHA to take on the renovation of the Kiley Center and further stated it would be easier for the City to lease the Kiley Center and undertake that responsibility, however, he would fully support the consensus of the Board and the PHA. The Board discussed all options, and concluded that if at a later date, the Board decided to go in a different direction, they would have an opportunity to make that modification. It was also noted that the Balter Group would be able to assist the PHA with pre-development work and any issues that may arise. The vote was as follows: Chairman Segarra – Aye, Vice Chairman Hanson – Aye; Commissioner Douglas – Aye; Commissioner Simpkins – Aye; Commissioner McNeil – Aye.

Chairman Segarra asked the Executive Director if there was any update on the repositioning progress from the consultant, Mr. Gonzalez. Ms. Croslan responded that she has had several discussions with Mr. Gonzalez and he has completed the site visit. Ms. Croslan further stated that there will be a special meeting on Thursday, June 3<sup>rd</sup> at 7:00 pm and the Board will have the opportunity to engage the consultant regarding any thoughts they have and she is confident that a proposal will follow shortly thereafter. Commissioner Douglas stated that he will not be able to attend the special meeting. Chairman Segarra suggested that he send his thoughts and questions to him and he would present them to Mr. Gonzalez.

Chairman Segarra addressed the Board and asked that when an email goes out asking for opinions and thoughts, that the Board responds so he knows the information was received.

## **TENANTS COMMENTS AND CONCERNS**

### **Beth Woogen**

1. What are the benefits of the housing authority leasing directly to the Boys and Girls Club?

Chairman Douglas responded that we have to develop a lease that ensures that Peekskill Housing Authority children are fully notified of the availability of programs and the scholarships that are offered by the Boys and Girls Club. Second, we have talked about requiring that a member of the Housing Authority Board be a member of the Boys and Girls Club Board that oversees the Boys and Girls Club, those are the two main things.

2. Is there a possibility of monetary gain on the part of the housing authority with this lease?

Commissioner Douglas responded no, it's the direct opposite. The City funds approximately \$250,000 for programing at the Kiley Center and it's underutilized. In addition, the building needs work. The Boys and Girls Club expects to expand \$1,000,000 for programing and they have to raise the funds to do that. They have an excellent program that will greatly benefit our children's education. This year they had a 100% graduation rate and acceptance to college; that's what we want for our children.

**Adjourned**

Chairman Segarra asked for a motion to adjourn the meeting. Commissioner Douglas made a motion and Commissioner Simpkins seconded the motion. Chairman Segarra asked if there were any comments concerns or discussions, the answer was no. The vote was as follows: Chairman Segarra – Aye, Vice Chairman Hanson – Aye; Commissioner Douglas – Aye; Commissioner Simpkins – Aye; Commissioner McNeil – Aye, Commissioner Timms.

**Meeting ended at 8:16 PM**



**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING  
MAY 20, 2021 MINUTES FOR  
PUBLIC MEETING**

**WHEREAS,** The Board of Commissioners have reviewed the minutes of May 20, 2021 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 May 20, 2021 public meeting.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

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

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

Effective: June 17, 2021

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P. Holden Croslan, Executive Director

Date:

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## **PEEKSKILL HOUSING AUTHORITY BOARD OF COMMISSIONERS PUBLIC MEETING MAY 20, 2021 – ZOOM MEETING**

### **ROLL CALL:**

Commissioner Segarra, Chairman  
Commissioner Hanson, Vice Chairman  
Commissioner Douglas  
Commissioner McNeil – Absent  
Commissioner Simpkins  
Commissioner Timms – Absent

P Holden Croslan, Executive Director  
John W. Furst, Esq., Council

**TENANTS COMMENTS AND CONCERNS – No comments at this time.**

### **APPLICATION FOR CDBG FUNDS**

Chairman Segarra asked Commissioner Douglas to speak about CDBG Funds.

Commissioner Douglas stated that PHA has the opportunity to apply for three years of funding, 2022, 2023 and 2024 through the Community Development Block Grant program that's run by the County of Westchester. Commissioner Douglas further stated that he, Chairman Segarra, Anthony Zano from the County and maintenance staff took a look at the Dunbar Heights site and determined a need for bathroom replacement. PHA would request \$200,000 a year for those three years and funds would be matched through Capital Funds. It's required that a Public Hearing be held before the application submission; applications are due before the end of June.

### **Resolution - 05/04/2021 – Approving the submission of an application for CDGB Funds**

Chairman Segarra asked if there were any questions, comments or concerns, the response was no. Chairman Segarra asked for a motion to submit the application for CDGB Funds. Commissioner Simpkins made the motion and Commissioner Douglas seconded the motion. Chairman Segarra asked if there were any questions, comments or concerns, the response was no. The vote was as follows: Chairman Segarra – Aye, Vice Chairman Hanson – Aye; Commissioner Douglas – Aye; Commissioner Simpkins – Aye

### **GRIEVANCE PROCEDURE**

Chairman Segarra asked if there were any questions, comments or concerns regarding the Grievance Procedure, the response was no. Chairman Segarra asked the Executive Director to explain what the

Grievance Procedure is and why it needed to be updated. Ms. Croslan stated that tenants have the right to dispute an issue with the Housing Authority by asking for a grievance hearing, and there's a procedure for that. Grievances must be heard by Grievance Officers or Grievance Committee appointed by the Housing Authority which consist of two staff members and the Board. The Grievance Procedure needed to be updated to include the current board members as Hearing Officers because several former Hearing Officers are no longer commissioners.

**Resolution - 05/05/2021 – Approving the updated Grievance Procedure**

Chairman Segarra asked for a motion to approve the updated Grievance Procedure. Commissioner Douglas made the motion and Commissioner Simpkins seconded the motion. Chairman Segarra asked if there were any questions, comments or concerns, the response was no. The vote was as follows: Chairman Segarra – Aye, Vice Chairman Hanson – Aye; Commissioner Douglas – Aye; Commissioner Simpkins – Aye

**TENANTS COMMENTS AND CONCERNS – No comments at this time.**

**Adjourned**

Chairman Segarra asked for a motion to adjourn the meeting. Commissioner Douglas made a motion and Commissioner Simpkins seconded the motion. Chairman Segarra asked if there were any questions, comments, or concerns, the response was no. The vote was as follows: Chairman Segarra – Aye, Vice Chairman Hanson – Aye; Commissioner Douglas – Aye; Commissioner Simpkins – Aye

**Meeting ended at 7:20 PM**

PEEKSKILL HOUSING AUTHORITY  
 BOARD OF COMMISSIONERS MEETING  
 June 17, 2021  
 EXECUTIVE DIRECTOR'S REPORT

FINANCIAL

Revenue	April	May
HUD Subsidy – Bohlmann (AMP 1))	64,198	40,679
HUD Subsidy – All other sites (AMP 2)	65,191	41,750
Proceeds from Capital Funds	0	0
COVID Funding AMP1	0	0
COVID Funding AMP2	0	0
<b>Total HUD Revenue</b>	<b>129,389</b>	<b>82,429</b>
<b>Other Revenue– Non-Federal</b>		
Laundry Commissions	3,159	3,159
CAP Office	900	400
Health Center	740	740
Verizon	132	122
Interest	8	7
<b>Total</b>	<b>4,939</b>	<b>4,428</b>
<b>TENANT CHARGES</b>	<b>April</b>	<b>May</b>
Rent	152,636	140,558
Retro Rent (unreported income)/adjustment	0	0
Parking	2,025	1,635
Late Fees	0	0
Misc. (key cards, maintenance charges, legal fees)	1,756	1,320
Air Conditioners	0	0
<b>TOTAL TENANT CHARGES</b>	<b>156,417</b>	<b>143,514</b>
<b>Collected from Tenants thru 5th</b>	<b>83,112</b>	<b>50,433</b>
<b>Total Collected</b>	<b>135,881</b>	<b>120,469</b>
<b>Unpaid Tenant Balance</b>	<b>20,536</b>	<b>23,045</b>
<b>Reclassification from TAR to Vacated TAR</b>	<b>(0)</b>	<b>(0)</b>
<b>Change in Prepaid rent</b>	<b>(1,208)</b>	<b>(1,415)</b>
<b>All Outstanding Tenant Charges</b>	<b>357,141</b>	<b>380,186</b>

**BILLS PAID**

	April	May
Payroll (M)	86,948	65,614
Elevator (Q)	2,119	0
Exterminator (M)	6,200	2,688
Trash – Dumpsters	0	0
City Trash Collection (Q)	0	0
City Water (Q)	44,111	0
Sewer Tax (Semi-Annual)	18,291	0
Robison Fuel Oil (M)	14,991	5,155
Electric (M)	14,509	14,834
Gas (M)	19,555	11,432
Propane (M)	1,805	1,458
Legal – PHA Attorney (M)	0	8,017
Legal – Labor Attorney	0	0
Lawsuit Deductibles	2,437	0
Health Insurance/Dental Insurance(M)	27,127	21,874
Process Server – Evictions (M)	0	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	2,504	2,688
Credit Card (M)	5,027	20,801
Maintenance Supplies/Contracts(M)	2,016	24,848
Office Expenses (M)	2,740	2,768
PILOT	0	0
NYS Retirement Contribution (A)	0	0
Medicare Part B Reimbursement	1,725	0
Unit Turnaround Contracts	7,500	22,300
<b>TOTAL EXPENSES</b>	<b>\$259,615</b>	<b>\$204,477</b>
<b>CAPITAL FUND PROJECTS</b>		
DH A/E	\$0	\$0

**COURT PROCEEDINGS**

MONTH	# RESIDENTS	BALANCE	# PAID	AMOUNT PAID	COURT STIPS/COMMENTS
<b>November 2013</b>	1	12,195	0	9,093	1 Stipulation
<b>January 2018</b>	12	25,031	10	20,266	1 Skipped - 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	27,975	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
<b>January 2019</b>	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	18	41,466	1 – Court, 1 Skipped 18,956
August	8	11,367	8	11,367	
September	4	1,639	4	1,639	
October	45	64,700	39	53,609	4 - Court, 1-Skip 5,841, 1-Eviction 4,309
November	15	18,117	14	16,354	1 - Skipped 4,296
December	19	17,976	18	15,788	1 – Skipped (See July 2019)
<b>January 2020</b>	16	18,860	16	18,860	
February	14	13,734	13	11,848	1 – Skipped – 3,207
March-December	0	0	0	0	
<b>January 2021</b>	0	0	0	0	
February-May	0	0	0	0	
<b>TOTAL</b>	<b>312</b>	<b>504,458</b>	<b>289</b>	<b>468,852</b>	<b>Outstanding Balance 35,606</b> <b>Skip/Evicted Balance 103,846</b>

**REPAYMENT AGREEMENTS**

<b>MONTH</b>	<b>AGREEMENTS</b>	<b>TOTAL AMOUNT</b>	<b>REMAINING AGREEMENTS</b>	<b>BALANCE</b>	<b>COMMENT</b>
<b>2018 January - April</b>	0	0	0	0	
May	2	8,301	1	1,089	1 Court - 1,709
July	3	27,850	1	7,457	1 Court - 1,161
September-November	0	0	0	0	
December	1	4,775	0	0	1 Court - 586
<b>2019 January - February</b>	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	375	
<b>2020 January</b>	1	4,460	0	0	1 Default - 2,646
February	0	0	0	0	
March	1	7,145	1	4,339	
April	0	0	0	0	
May	2	8,164	2	5,786	
June	0		0	0	
July	2	13,388	1	843	1 Default - 11,453
August	5	18,177	3	1,716	
September	8	25,629	8	12,570	
October	3	4,090	3	1,853	
November	1	2,779	1	1,693	
December	2	3,598	2	2,610	
<b>January 2021</b>	1	3,087	1	2,475	
February	0	0	0	0	
March	5	24,333	5	18,614	
April	3	5,170	3	4,014	
May	2	5,373	2	5,073	
<b>TOTALS</b>	56	201,541	35	70,507	

**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	114		
November	117	117		
December	115	115		
January 2021	110	110		
February	86	86		
March	130	130		
April	144	144		
May	140	139	1	

**UNIT TURNOVER**

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-L	1	03/24/21			
BT 1-P	1	04/30/21			
BT 1-S	0	12/31/20	04/30/21	04/30/21	
BT 2-M	1	01/08/21	02/17/21	02/18/21	
BT 2-R	3	11/09/20	03/16/21	03/19/21	
BT 3-B	3	04/16/21			
BT 5-L	1	01/19/21	04/06/21		
BT 6-J	4	11/06/20			
BT 6-V	1	04/30/21			
BT 7-G	3	11/02/20	03/15/21	03/31/21	
BT 7-L	1	03/15/21			
DH 2-A	2	09/14/20	01/29/21	02/11/21	
DH 2-B	0	04/15/21			
DH 2-C	2	11/30/20	04/07/21	04/23/21	
DH 4-A	0	11/09/20	05/04/21	05/14/21	
DH 6-A	0	12/31/20	03/16/21	04/15/21	
DH 7-A	2	08/05/20	04/09/21	04/09/21	
DH 13-C	2	02/10/21			
DH 22-B	2	02/20/20	04/07/21	04/16/21	
DH 24-B	2	02/11/21			
DH 31-A	2	09/08/20	03/31/21	04/01/21	
TK 1227-2M	3	12/04/20	05/18/21	05/24/21	
TK 1431A-1M	3	09/03/20			
TK 1431B-5M	4	12/24/20			
TK 1719A-1L	3	09/04/20	04/16/21	04/22/21	
TK 1719B-1M	3	07/15/20	01/13/21	02/10/21	
<b>TOTAL VACANT</b>	<b>12</b>				



**EXTERMINATION SUMMARY – BEDBUGS - # Treatments**

	2014	2015	2016	2017	2018	2019	2020	2021	Comment
January	0	2	0	1	0	3	0	0	
February	6	3	0	0	1	1	0	0	
March	0	1	0	0	3	0	0	1	
April	0	1	0	2	0	0	0	0	
May	1	0	1	1	0	2	0	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	0		
December	0	0	1	1	0	0	0		
TOTAL	9	13	14	15	9	10	5		
<b>COST</b>	\$2,950	\$4,860	\$4,841	\$9,880	\$2,980	\$6,086	\$1,075	\$615	

**TENANT ACCOUNTS RECEIVABLE - LATE OR NO RENT PAYMENT**

SITE	# Units	Late	Not At All	Past Due April 2021	Past Due May 2021
Bohlmann Towers	144	(46) 59	(35) 24	70 owed \$186,638	85 owed \$197,344
Dunbar Heights	96	(28) 36	(29) 26	54 owed \$122,715	39 owed \$133,663
Turnkey	33	(12) 19	(10) 3	19 owed \$47,718	11 owed \$49,179
Totals	273	(86) 114	(74) 53	143 (52%) - \$357,141	135 (49%) - \$380,186

Parenthesis ( ) represents the previous month

**PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS**

PHA Activity May 22-28, 2021	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	31	20	11*
Dunbar Heights	31	29	2*
*BT – Other (2 parking complaints, medical, noise, criminal mischief, 6 domestic disputes) *DH – Other (parking complaint, domestic)			
PHA Activity May 15-21, 2021	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	29	21	8*
Dunbar Heights	25	24	1*
*BT – Other (2 parking complaints, 2 disputes, domestic, medical, traffic stop, escort) *DH – Other (traffic investigation)			

## CAPITAL FUND PROGRAM (CFP)- FIVE YEAR ACTION PLAN

Annually, PHA receives formula driven Capital Funds for such things as: management, deferred maintenance, development, modernization, etc.

A condition of the funding is that PHA prepare a Five-Year Action Plan, which has to be rolled over each annually to show a summary of PHAs anticipated projects and expected expenditures for five years.

PHA was recently awarded 2021 CFP; \$837,675 and is removing the 2020 CFP Action Plan to add the 2025 CFP Action Plan in order to create the updated Five- Year Action Plan as follows:

### CAPITAL FUND 5 YEAR ACTION PLAN - 2021 thru 2025

#### 2021 ANTICIPATED PROJECTS – Year 1

Operations \$165,000

RAD Consultants 20,000

Dunbar:

Bathrooms 316,794

Kitchens 250,000

Bohlmann Towers:

Unit Painting 75,000

**2021 Anticipated Costs: \$826,794**

#### 2022 ANTICIPATED PROJECTS- Year 2

Operations \$165,000

Architect 88,013

Bohlmann:

Parking Lots 50,000

Turnkey:

Siding 198,781

Dunbar:

Parking Lot Replacement 50,000

Dunbar and Turnkeys:

Unit Painting 75,000

**2022 Anticipated Costs: \$826,794**

#### 2023 ANTICIPATED PROJECTS – Year 3

Operations \$165,000

Dunbar:

Erosion 138,124

Kitchens 250,000

Bohlmann:

Trash Compactor and Chute 273,670

**2023 Anticipated Costs: \$826,794**

#### 2024 ANTICIPATED PROJECTS - Year 4

Operations \$165,000

Agency Wide:

Computer Software Upgrade 20,000  
Skid Steer 20,000  
Rodent/Weatherization upgrades 60,000  
Bohlmann Towers:  
Elevator Replacement/Repair 400,000  
Roof repair 161,794  
**2024 Anticipated Costs \$826,794**

2025 ANTICIPATED PROJECTS – Year 5

Operations \$167,000  
Agency Wide:  
Tablets, Software and Training for Inspections and Workorders 10,000  
Bohlmann Towers:  
Two Computers for Resident Use 22,500  
Dunbar Heights:  
Backdoor Awnings 15,000  
Play Area and Equipment 215,000  
Energy Management System 20,000  
Bathrooms 275,675  
Two Computers for Resident Use 22,500  
Turnkeys:  
All Sites - Porches/Decks and Railings 65,000  
1227 Howard Street - Doors and Screen Doors 25,000  
**2015 Anticipated Costs: \$837,675**

The 2021-2025 Five-Year Action Plan is enclosed for your review and publicly noticed from June 3 to July 15th. A public hearing will be held before the regular July 15th Board meeting and a resolution will be requested at that time.

**RODENT ACTION PLAN UPDATE**

The update is attached to this report.

Respectfully Submitted,

P Holden Croslan  
*Pat C*  
Executive Director

## DUNBAR HEIGHTS

### SPECIAL SERVICES FOR MICE

#### WORK COMPLETED BY MAINTENANCE – UNIT

---

5/19/21

- Plugged and caulked all holes and gaps in kitchen.
- Caulked gaps in upstairs linen closet.
- Set 2 live mouse traps in the unit, mice can get in the traps but cannot get out.

#### WORK COMPLETED BY MAINTENANCE – BLDG A, B & E

---

5/24/21

- Sealed all holes under the building with foam and caulk, including holes in foundation.
- Distributed repellent under building.

#### AFTER WORK WAS COMPLETED

---

6/9/21

- Management called 2 tenants that had work completed and they're still reporting that they have mice in their apartments. A workorder was put in for one tenant that needed a sweep around front and back door to eliminate the gaps. A work order was put in for the second tenant, to have maintenance check for more holes throughout the apartment because she found a baby mouse.

PREPARED BY D. BEARD



---

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

# FINANCIAL

## TABLE OF CONTENTS

1. Fiscal Year to Date
2. Balance Sheet
3. Profit & Loss-Operating

**Peekskill Housing Authority**  
**Summary Operating Statement - Budget and Actual**  
**Two Months Ended May 31, 2021**

	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Annual Budget (PUM)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
<b>Revenue</b>						
Operating Receipts						
Dwelling Rentals	273,412	1,633,200	2,991.21	272,200	293,195	20,995
Nondwelling Rent	3,825	22,500	41.21	3,750	3,660	(90)
Interest Income	12	100	0.18	17	15	(2)
Other Income	11,958	80,000	146.52	13,333	12,525	(808)
HUD Operating Subsidy	196,059	1,212,000	2,219.78	202,000	211,816	9,816
CFP Operations Subsidy	0	310,000	567.77	51,667	0	(51,667)
Total Operating Receipts - Including HUD Contril	485,266	3,257,800	5,966.67	542,967	521,211	(21,756)
<b>Expenses</b>						
Operating Expenditures						
Administrative:						
Administrative Salaries	75,365	412,000	754.58	68,667	101,941	(33,274)
Legal Expense	12,202	72,000	131.87	12,000	8,017	3,983
Training	0	2,000	3.66	333	0	333
Travel	0	0	0.00	0	0	0
Accounting Fees	0	0	0.00	0	3,600	(3,600)
Auditing Fees	0	9,860	18.06	1,643	9,360	(7,717)
Telephone, Office Supplies, Miscellaneous	8,795	84,690	155.11	14,115	41,139	(27,024)
Total Administrative Expenses	96,362	580,550	1,063.28	96,758	164,057	(67,299)
Tenant Services:						
Contracts	0	0	0.00	0	0	0
Recreation	100	10,000	18.32	1,667	0	1,667
Total Tenant Services Expenses	100	10,000	18.32	1,667	0	1,667
Utilities:						
Water/Sewer	75,903	235,000	430.40	39,167	62,402	(23,235)
Electricity	22,659	165,000	302.20	27,500	29,344	(1,844)
Gas	29,196	142,500	260.99	23,750	34,250	(10,500)
Fuel	985	194,000	355.31	32,333	24,841	7,492
Total Utilities Expenses	128,743	736,500	1,348.90	122,750	150,837	(28,087)
Ordinary Maintenance & Operation:						
Labor-Maintenance	113,194	532,906	976.02	88,818	93,165	(4,347)
Materials - Maintenance	17,966	120,000	219.78	20,000	30,600	(10,600)
Maint Contract Costs	12,169	344,440	630.84	57,407	50,596	6,811
Total Maintenance Expenses	143,329	997,346	1,826.64	166,224	174,361	(8,137)
Protective Services:						
Contracts	17,622	0	0.00	0	0	0
Total Protective Services	17,622	0	0.00	0	0	0
General Expense:						
Insurance	56,246	269,400	493.41	44,900	46,184	(1,284)
Payments in Lieu of Taxes	0	91,920	168.35	15,320	0	15,320
Employee Benefit Contributions	75,885	516,638	946.22	86,106	68,044	18,062
Collection Losses	(150)	100,000	183.15	16,667	0	16,667
Total General Expenses	131,981	977,958	1,791.13	162,993	114,228	48,765
Nonroutine Items:						
Extraordinary Items	0	0	0.00	0	0	0
Total Operating Expenses	518,137	3,302,354	6,048	550,392	603,483	(53,091)
Net Income/(Loss)	(32,871)	(44,554)	(81.60)	(7,426)	(82,272)	(74,846)

Peekskill Housing Authority  
**Balance Sheet**  
 As of May 31, 2021

	<u>May 31, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1111.2 Cash - Operating Account	140,677.13
1111.5 Cash - Payroll Account	55,770.30
1112 Chase - Nonfederal	600,201.50
1114 Security Deposit Fund	75,943.20
1117 Petty Cash Fund	1,000.00
	<hr/>
<b>Total Checking/Savings</b>	873,592.13
<b>Other Current Assets</b>	
1122 TAR	100.00
1122.1 TAR Bohlmann	155,744.74
1122.2 TAR Dunbar	116,397.18
1122.3 TAR Turnkey	43,751.97
1122.7 TAR Repays Bohlmann	52,963.86
1122.8 TAR Repays Dunbar	33,815.03
1122.9 TAR Repays Turnkey	8,186.70
1123 Allowance for Doubt. Accts	-295,920.00
1125 AR HUD	116,376.48
1211 Prepaid Insurance	72,716.98
1260 Material Inventory	29,793.00
1261 Obsolete Inventory	-1,490.00
1262 Fuel Oil Inventory	16,803.00
	<hr/>
<b>Total Other Current Assets</b>	349,238.94
	<hr/>
<b>Total Current Assets</b>	1,222,831.07
<b>Fixed Assets</b>	
1400.10 Leasehold Improvements	3,318,689.76
1400.12 Building Improvements	2,826,518.82
1400.5 Accumulated Depreciation	-22,289,598.60
1400.6 Land	131,611.00
1400.7 Buildings	20,491,074.11
1400.8 Equipment - Dwellings	2,272.00
1400.9 Equipment - Admin	911,327.67
	<hr/>
<b>Total Fixed Assets</b>	5,391,894.76
<b>Other Assets</b>	
1420 Deferred Outflows GASB-68	456,881.00
1421 Deferred Outflows OPEB	1,421,799.00
	<hr/>
<b>Total Other Assets</b>	1,878,680.00
	<hr/>
<b>TOTAL ASSETS</b>	<b>8,493,405.83</b>
	<hr/> <hr/>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
2111 Accounts Payable	63,169.24
2114 Tenant Security Deposits	75,943.20
2117.2 NY State W/H	-84.12
2117.3 Pension Payable	2,315.00
2117.7 CSEA Dues	287.45
2133 Accrued utilities	109,269.25
2135 Accrued Payroll	39,971.09
2137 Payments in Lieu of Taxes	96,452.12
2138 Accrued Comp. Absences	257,052.00
2240.1 · Prepaid Rent Bohlmann	8,923.29
2240.2 · Prepaid Rent Dunbar	5,491.84
2240.3 · Prepaid Rent Turnkey	3,158.78
	<hr/>
<b>Total Other Current Liabilities</b>	661,949.14
	<hr/>

9:57 AM  
06/08/21  
Accrual Basis

Peekskill Housing Authority  
**Balance Sheet**  
As of May 31, 2021

---

	<u>May 31, 21</u>
Total Current Liabilities	661,949.14
Long Term Liabilities	
2134 Acrued OPEB	6,779,002.00
2140 Net Pension Liability	621,300.00
2400 Deferred Inflows GASB-68	<u>45,524.00</u>
Total Long Term Liabilities	<u>7,445,826.00</u>
Total Liabilities	8,107,775.14
Equity	
2803 Invested in Capital Assets	5,940,810.60
2807 Unrestricted Net Assets	-6,329,430.61
32000 Retained Earnings	856,521.58
Net Income	<u>-82,270.88</u>
Total Equity	<u>385,630.69</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>8,493,405.83</u></u></b>



Peekskill Housing Authority  
 Profit & Loss  
 May 2021

	<u>May 21</u>
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	69,008.00
3110.2 Dunbar Heights	49,826.13
3110.4 Turnkey	21,724.30
Total 3110 Dwelling Rental	<u>140,558.43</u>
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	555.00
3190.2 Dunbar Heights	840.00
3190.4 Turnkey	240.00
Total 3190 Nondwelling Rental	<u>1,635.00</u>
3610 Interest on Gen. Fund Inv.	7.10
3690 Other Income	
3690.1 Laundry Room Income	3,158.91
3690.3 Health Center Rent	400.00
3690.33 Sun River Rent	740.00
3690.4 Verizon Commission	122.04
3690.8 Work Orders	
Bohlmann Towers	435.00
Dunbar Heights	885.21
Total 3690.8 Work Orders	<u>1,320.21</u>
Total 3690 Other Income	5,741.16
8020 Operating Subsidy	
8020.1 AMP 1	40,678.50
8020.2 AMP2	41,749.00
Total 8020 Operating Subsidy	<u>82,427.50</u>
Total Income	230,369.19
Expense	
4110 Administrative Salaries	27,813.70
4130 Legal Expense	8,016.86
4170 Accounting Fees	1,800.00
4190.5 Forms, Station. & Office	2,767.89
4190.6 All Other Sundry	3,331.71
4190.7 Admin. Service Contracts	875.57
4190.8 Bank Fees	54.19
4320 Electricity	14,834.28
4330 Gas	11,432.34
4335 Propane	1,458.19
4340 Fuel	9,850.04
4410 Labor	37,801.35
4420 Materials	
4420.01 Supplies - Grounds	15,199.62
4420 Materials - Other	13,768.90
Total 4420 Materials	<u>28,968.52</u>
4430.12 Other Maint Contracts	47.00
4430.2 Heating & Cooling Contra	6,342.45
4430.5 Landscaping Contracts	3,400.00
4430.6 Unit Turnaround Contract	22,300.00
4430.9 Exterminating Contracts	2,688.00
4510 Insurance Expense	21,873.50
4540 Employee Benefits	
4540.1 Employee Ben - Admin	12,086.20
4540.2 Employee Ben - Maint	19,285.88
Total 4540 Employee Benefits	<u>31,372.08</u>

2:15 PM

06/07/21

Accrual Basis

Peekskill Housing Authority  
**Profit & Loss**  
May 2021

---

	<u>May 21</u>
Total Expense	<u>237,027.67</u>
Net Ordinary Income	<u>-6,658.48</u>
Net Income	<u><u>-6,658.48</u></u>

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION APPROVING THE  
PAYMENT OF MONTHLY BILLS AS LISTED  
MAY 2021**

**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 May 2021 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 May 2021.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

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

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

Effective: June 17, 2021

\_\_\_\_\_  
P. Holden Croslan, Executive Director

Date:

8:42 AM  
06/10/21

**Peekskill Housing Authority  
Check Detail  
May 2021**

Type	Num	Date	Name	Account	Paid Amo...	Original A...
Bill Pmt -Check	16191	05/13/2021	Ace Computer Serv...	1111.2 Cash - Oper...		-220.00
Bill	Invoic...	05/13/2021		4190.7 Admin. Servi...	-220.00	220.00
TOTAL					-220.00	220.00
Bill Pmt -Check	16192	05/13/2021	All County Lock & ...	1111.2 Cash - Oper...		-564.00
Bill	Inv#29...	05/13/2021		4420.01 Supplies - ...	-490.00	490.00
				4420.01 Supplies - ...	-74.00	74.00
TOTAL					-564.00	564.00
Bill Pmt -Check	16193	05/13/2021	April Eickler	1111.2 Cash - Oper...		-202.89
Bill	Reimb...	05/13/2021		4190.6 All Other Su...	-202.89	202.89
TOTAL					-202.89	202.89
Bill Pmt -Check	16194	05/13/2021	Arvisse Spence	1111.2 Cash - Oper...		-500.00
Bill	Invoic...	05/13/2021		4190.7 Admin. Servi...	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	16195	05/13/2021	Brentnee Blair	1111.2 Cash - Oper...		-3.00
Bill	Credit ...	05/13/2021		4190.6 All Other Su...	-3.00	3.00
TOTAL					-3.00	3.00
Bill Pmt -Check	16196	05/13/2021	Catania, Mahon & ...	1111.2 Cash - Oper...		-8,016.86
Bill	Invoic...	05/13/2021		4130 Legal Expense	-8,016.86	8,016.86
TOTAL					-8,016.86	8,016.86
Bill Pmt -Check	16197	05/13/2021	Con Edison	1111.2 Cash - Oper...		-81.28
Bill	Electri...	05/13/2021		4320 Electricity	-40.08	40.08
				4320 Electricity	-41.20	41.20
TOTAL					-81.28	81.28
Bill Pmt -Check	16198	05/13/2021	CSEA	1111.2 Cash - Oper...		-287.45
Bill	May 2...	05/13/2021		2117.7 CSEA Dues	-287.45	287.45
TOTAL					-287.45	287.45
Bill Pmt -Check	16199	05/13/2021	DEC Office Leasing	1111.2 Cash - Oper...		-119.70
Bill	72315...	05/13/2021		4190.5 Forms, Stati...	-119.70	119.70
TOTAL					-119.70	119.70

**Peekskill Housing Authority  
Check Detail  
May 2021**

Type	Num	Date	Name	Account	Paid Amo...	Original A...
Bill Pmt -Check	16200	05/13/2021	DEC Office Solutio...	1111.2 Cash - Oper...		-97.50
Bill	19541...	05/13/2021		4190.5 Forms, Stati...	-19.95	19.95
				4190.5 Forms, Stati...	-77.55	77.55
TOTAL					-97.50	97.50
Bill Pmt -Check	16201	05/13/2021	Dylan Turner	1111.2 Cash - Oper...		-100.00
Bill	Unifor...	05/13/2021		4540.2 Employee B...	-100.00	100.00
TOTAL					-100.00	100.00
Bill Pmt -Check	16202	05/13/2021	Equifax Verificatio...	1111.2 Cash - Oper...		-155.57
Bill	10027...	05/13/2021		4190.7 Admin. Servi...	-155.57	155.57
TOTAL					-155.57	155.57
Bill Pmt -Check	16203	05/13/2021	Gerardo Pizarro	1111.2 Cash - Oper...		-100.00
Bill	Unifor...	05/13/2021		4540.2 Employee B...	-100.00	100.00
TOTAL					-100.00	100.00
Bill Pmt -Check	16204	05/13/2021	HD Supply Facilitie...	1111.2 Cash - Oper...		-3,076.16
Bill	Monthl...	05/13/2021		4420.01 Supplies - ...	-1,062.75	1,062.75
				4420.01 Supplies - ...	-2,013.41	2,013.41
TOTAL					-3,076.16	3,076.16
Bill Pmt -Check	16205	05/13/2021	Home Depot Credit...	1111.2 Cash - Oper...		-9,010.74
Bill	Charg...	05/13/2021		4420.01 Supplies - ...	-391.08	391.08
				4420.01 Supplies - ...	-98.76	98.76
				4420.01 Supplies - ...	-1,648.46	1,648.46
				4420.01 Supplies - ...	-1,470.82	1,470.82
				4420.01 Supplies - ...	-1,447.68	1,447.68
				4420.01 Supplies - ...	-2,199.26	2,199.26
				4420.01 Supplies - ...	-1,644.86	1,644.86
				4420.01 Supplies - ...	-109.82	109.82
TOTAL					-9,010.74	9,010.74
Bill Pmt -Check	16206	05/13/2021	Home Improvemen...	1111.2 Cash - Oper...		-9,800.00
Bill	Turno...	05/13/2021		4430.6 Unit Turnaro...	-9,800.00	9,800.00
TOTAL					-9,800.00	9,800.00

8:42 AM  
06/10/21

**Peekskill Housing Authority**  
**Check Detail**  
May 2021

Type	Num	Date	Name	Account	Paid Amo...	Original A...
Bill Pmt -Check	16207	05/13/2021	Housing Insurance...	1111.2 Cash - Oper...		-54,365.00
Bill	Insura...	05/13/2021		4510.1 Insurance - ...	-19,966.00	19,966.00
				4510.1 Insurance - ...	-599.00	599.00
				4510.2 Insurance - L...	-25,584.00	25,584.00
				4510.2 Insurance - L...	-1,032.00	1,032.00
				4510.4 Insurance - ...	-6,827.00	6,827.00
				4510.2 Insurance - L...	-38.00	38.00
				4510.2 Insurance - L...	-319.00	319.00
TOTAL					-54,365.00	54,365.00
Bill Pmt -Check	16208	05/13/2021	John G. Cruikshank	1111.2 Cash - Oper...		-1,800.00
Bill	Invoic...	05/13/2021		4170 Accounting Fees	-1,800.00	1,800.00
TOTAL					-1,800.00	1,800.00
Bill Pmt -Check	16209	05/13/2021	Kristopher Travis	1111.2 Cash - Oper...		-147.00
Bill	Unifor...	05/13/2021		4540.2 Employee B...	-100.00	100.00
Bill	NYS I...	05/13/2021		4430.12 Other Maint...	-47.00	47.00
TOTAL					-147.00	147.00
Bill Pmt -Check	16210	05/13/2021	Michael Anderson	1111.2 Cash - Oper...		-100.00
Bill	Unifor...	05/13/2021		4540.2 Employee B...	-100.00	100.00
TOTAL					-100.00	100.00
Bill Pmt -Check	16211	05/13/2021	Michael Belanich	1111.2 Cash - Oper...		-100.00
Bill	Unifor...	05/13/2021		4540.2 Employee B...	-100.00	100.00
TOTAL					-100.00	100.00
Bill Pmt -Check	16212	05/13/2021	NYSIF	1111.2 Cash - Oper...		-2,503.99
Bill	60002...	05/13/2021		4510.3 Insurance - ...	-2,503.99	2,503.99
TOTAL					-2,503.99	2,503.99
Bill Pmt -Check	16213	05/13/2021	Personnel Concepts	1111.2 Cash - Oper...		-288.04
Bill	Compl...	05/13/2021		4190.6 All Other Su...	-288.04	288.04
TOTAL					-288.04	288.04
Bill Pmt -Check	16214	05/13/2021	Pestech	1111.2 Cash - Oper...		-1,094.00
Bill	Pest I...	05/13/2021		4430.9 Exterminatin...	-794.00	794.00
				4430.9 Exterminatin...	-100.00	100.00
				4430.9 Exterminatin...	-100.00	100.00
				4430.9 Exterminatin...	-100.00	100.00
TOTAL					-1,094.00	1,094.00

**Peekskill Housing Authority**  
**Check Detail**  
 May 2021

Type	Num	Date	Name	Account	Paid Amo...	Original A...
Bill Pmt -Check	16215	05/13/2021	Preston Whidbee	1111.2 Cash - Oper...		-100.00
Bill	Unifor...	05/13/2021		4540.2 Employee B...	-100.00	100.00
TOTAL					-100.00	100.00
Bill Pmt -Check	16216	05/13/2021	Progressive	1111.2 Cash - Oper...		-4,985.00
Bill	Car In...	05/13/2021		4510.4 Insurance - ...	-2,666.00	2,666.00
				4510.4 Insurance - ...	-129.00	129.00
				4510.4 Insurance - ...	-2,042.00	2,042.00
				4510.4 Insurance - ...	-148.00	148.00
TOTAL					-4,985.00	4,985.00
Bill Pmt -Check	16217	05/13/2021	Ready Refresh	1111.2 Cash - Oper...		-153.78
Bill	Cooler...	05/13/2021		4190.6 All Other Su...	-153.78	153.78
TOTAL					-153.78	153.78
Bill Pmt -Check	16218	05/13/2021	Rivera's Landscapi...	1111.2 Cash - Oper...		-3,400.00
Bill	Spring...	05/13/2021		4430.12 Other Maint...	-3,400.00	3,400.00
TOTAL					-3,400.00	3,400.00
Bill Pmt -Check	16219	05/13/2021	Robison Oil	1111.2 Cash - Oper...		-5,155.24
Bill	90001...	05/13/2021		4340 Fuel	-5,155.24	5,155.24
TOTAL					-5,155.24	5,155.24
Bill Pmt -Check	16220	05/13/2021	Stephen Hamilton	1111.2 Cash - Oper...		-100.00
Bill	Unifor...	05/13/2021		4540.2 Employee B...	-100.00	100.00
TOTAL					-100.00	100.00
Bill Pmt -Check	16221	05/13/2021	Suburban Propane	1111.2 Cash - Oper...		-100.96
Bill	3/31 &...	05/13/2021		4335 Propane	-50.48	50.48
				4335 Propane	-50.48	50.48
TOTAL					-100.96	100.96
Bill Pmt -Check	16222	05/27/2021	ABM Air Conditioni...	1111.2 Cash - Oper...		-6,342.45
Bill		05/01/2021		4430.2 Heating & C...	-6,342.45	6,342.45
TOTAL					-6,342.45	6,342.45
Bill Pmt -Check	16223	05/27/2021	Avaya Financial Se...	1111.2 Cash - Oper...		-135.27
Bill		05/01/2021		4190.5 Forms, Stati...	-135.27	135.27
TOTAL					-135.27	135.27

**Peekskill Housing Authority**  
**Check Detail**  
**May 2021**

Type	Num	Date	Name	Account	Paid Amo...	Original A...
Bill Pmt -Check	16224	05/27/2021	Chase Card	1111.2 Cash - Oper...		-20,801.44
Bill		05/01/2021		4430.11 Routine Mai...	-14,468.67	14,468.67
				4190.5 Forms, Stati...	-1,637.97	1,637.97
				4430.11 Routine Mai...	-4,694.80	4,694.80
TOTAL					-20,801.44	20,801.44
Bill Pmt -Check	16225	05/27/2021	City of Peekskill (G...	1111.2 Cash - Oper...		-93.71
Bill		05/01/2021		4420.01 Supplies - ...	-93.71	93.71
TOTAL					-93.71	93.71
Bill Pmt -Check	16226	05/27/2021	CSEA Employee B...	1111.2 Cash - Oper...		-1,498.42
Bill		05/01/2021		4540.1 Employee B...	-544.88	544.88
				4540.2 Employee B...	-953.54	953.54
TOTAL					-1,498.42	1,498.42
Bill Pmt -Check	16227	05/27/2021	Employee Benefits ...	1111.2 Cash - Oper...		-26,265.36
Bill	564	05/01/2021		4540.1 Employee B...	-9,720.70	9,720.70
				4540.2 Employee B...	-16,044.01	16,044.01
				4540.1 Employee B...	-91.77	91.77
				4540.1 Employee B...	-408.88	408.88
TOTAL					-26,265.36	26,265.36
Bill Pmt -Check	16228	05/27/2021	Endicott Comm, Inc.	1111.2 Cash - Oper...		-77.68
Bill		05/01/2021		4190.5 Forms, Stati...	-77.68	77.68
TOTAL					-77.68	77.68
Bill Pmt -Check	16229	05/27/2021	HD Supply Facilitie...	1111.2 Cash - Oper...		-40.42
Bill		05/01/2021		4420.01 Supplies - ...	-40.42	40.42
TOTAL					-40.42	40.42
Bill Pmt -Check	16230	05/27/2021	Home Improvemen...	1111.2 Cash - Oper...		-12,500.00
Bill		05/01/2021		4430.6 Unit Turnaro...	-12,500.00	12,500.00
TOTAL					-12,500.00	12,500.00
Bill Pmt -Check	16231	05/27/2021	New York Power A...	1111.2 Cash - Oper...		-14,753.00
Bill		05/01/2021		4320 Electricity	-14,753.00	14,753.00
TOTAL					-14,753.00	14,753.00



**Peekskill Housing Authority  
Check Detail  
May 2021**

Type	Num	Date	Name	Account	Paid Amo...	Original A...
Bill Pmt -Check	16232	05/27/2021	Pestech	1111.2 Cash - Oper...		-1,594.00
Bill		05/01/2021		4430.9 Exterminatin...	-100.00	100.00
				4430.9 Exterminatin...	-100.00	100.00
				4430.9 Exterminatin...	-100.00	100.00
				4430.9 Exterminatin...	-100.00	100.00
				4430.9 Exterminatin...	-794.00	794.00
				4430.9 Exterminatin...	-200.00	200.00
				4430.9 Exterminatin...	-100.00	100.00
				4430.9 Exterminatin...	-100.00	100.00
TOTAL					-1,594.00	1,594.00
Bill Pmt -Check	16233	05/27/2021	Sav-Mor Discount ...	1111.2 Cash - Oper...		-39.99
Bill	8867-...	05/01/2021		4420.01 Supplies - ...	-39.99	39.99
TOTAL					-39.99	39.99
Bill Pmt -Check	16234	05/27/2021	Sherwin-Williams ...	1111.2 Cash - Oper...		-1,014.60
Bill		05/01/2021		4420.01 Supplies - ...	-1,014.60	1,014.60
TOTAL					-1,014.60	1,014.60
Bill Pmt -Check	16235	05/27/2021	Suburban Propane	1111.2 Cash - Oper...		-1,357.23
Bill		05/01/2021		4335 Propane	-1,357.23	1,357.23
TOTAL					-1,357.23	1,357.23
Bill Pmt -Check	16236	05/27/2021	The Journal News	1111.2 Cash - Oper...		-2,684.00
Bill		05/01/2021		4190.6 All Other Su...	-2,684.00	2,684.00
TOTAL					-2,684.00	2,684.00
Bill Pmt -Check	16237	05/27/2021	Artistic Glasswork	1111.2 Cash - Oper...		-1,360.00
Bill	#052521	05/27/2021		4420.01 Supplies - ...	-1,360.00	1,360.00
TOTAL					-1,360.00	1,360.00
Bill Pmt -Check	16238	05/27/2021	CSEA	1111.2 Cash - Oper...		-287.45
Bill		05/27/2021		2117.7 CSEA Dues	-287.45	287.45
TOTAL					-287.45	287.45

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO  
WESTCHESTER COUNTY REQUESTING FY2022 COMMUNITY DEVELOPMENT  
BLOCK GRANT FUNDS FOR NEEDED IMPROVEMENTS AT DUNBAR HEIGHTS**

**WHEREAS**, the Peekskill Housing Authority has identified a priority need to replace outmoded and failing bathroom facilities at Dunbar Heights so it can continue to fulfill its mission to provide decent, safe and sanitary housing for our residents

**WHEREAS**, a total of 106 bathrooms will be totally upgraded with new fixtures, floor and wall tiles, lighting and ventilation as a part of the planned upgrade with a total identified cost of \$1,200,000.00, and

**WHEREAS**, the needed improvements can be phased in over a three-year period, so as to better manage the project, and

**WHEREAS**, funds exist in the annual HUD capital fund budget to provide the needed matching funds in compliance with Westchester County funding requirements,

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Peekskill Housing Authority hereby authorizes the Executive Director to submit an application requesting \$200,000.00 for fiscal year 2022, and

**BE IT FURTHER RESOLVED** that the Executive Director is authorized to take any and all actions as may be required to support this funding request.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

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

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

Effective: June 17, 2021

\_\_\_\_\_  
P. Holden Croslan, Executive Director

Date:

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO  
WESTCHESTER COUNTY REQUESTING FY2023 COMMUNITY DEVELOPMENT  
BLOCK GRANT FUNDS FOR NEEDED IMPROVEMENTS AT DUNBAR HEIGHTS**

**WHEREAS**, the Peekskill Housing Authority has identified a priority need to replace outmoded and failing bathroom facilities at Dunbar Heights so it can continue to fulfill its mission to provide decent, safe and sanitary housing for our residents

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**BE IT FURTHER RESOLVED** that the Executive Director is authorized to take any and all actions as may be required to support this funding request.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

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

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

Effective: June 17, 2021

\_\_\_\_\_  
P. Holden Croslan, Executive Director

Date:

**PEEKSKILL HOUSING AUTHORITY  
RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO  
WESTCHESTER COUNTY REQUESTING FY2024 COMMUNITY DEVELOPMENT  
BLOCK GRANT FUNDS FOR NEEDED IMPROVEMENTS AT DUNBAR HEIGHTS**

**WHEREAS**, the Peekskill Housing Authority has identified a priority need to replace outmoded and failing bathroom facilities at Dunbar Heights so it can continue to fulfill its mission to provide decent, safe and sanitary housing for our residents

**WHEREAS**, a total of 106 bathrooms will be totally upgraded with new fixtures, floor and wall tiles, lighting and ventilation as a part of the planned upgrade with a total identified cost of \$1,200,000.00, and

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**WHEREAS**, funds exist in the annual HUD capital fund budget to provide the needed matching funds in compliance with Westchester County funding requirements,

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners of the Peekskill Housing Authority hereby authorizes the Executive Director to submit an application requesting \$200,000.00 for fiscal year 2024, and

**BE IT FURTHER RESOLVED** that the Executive Director is authorized to take any and all actions as may be required to support this funding request.

Commissioner \_\_\_\_\_ motioned to vote and Commissioner \_\_\_\_\_ seconded.

The vote is as follows:

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

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

Effective: June 17, 2021

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P. Holden Croslan, Executive Director

Date: