



P Holden Croslan
Executive Director

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

Peekskill Housing Authority
Board of Commissioners
Monthly Board Meeting

Date: July 21st, 2022

Time: 7:00pm

Location:

Bohlmann Towers
807 Main Street
Peekskill, NY 10566

To join by webinar:

<https://zoom.us/j/92138028702>

By Phone: 1-646-558-8656 ID: 921 3802 8702

PEEKSKILL HOUSING AUTHORITY



P. Holden Croslan
Executive Director

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

PEEKSKILL HOUSING AUTHORITY MONTHLY BOARD OF COMMISSIONERS MEETING – JULY 21ST, 2022 HYBRID MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES:

- a) Resolution – 07/01/2022 – June 16th, 2022 – Regular Meeting Minutes

III. CORRESPONDENCE: None

IV. EXECUTIVE DIRECTOR'S REPORT:

- a) Monthly Report – July 2022
- b) Financial Report – June 2022

V. COUNSEL'S REPORT

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

- a) Resolution – 07/02/2022 – June Monthly Bills

VIII. TENANTS' COMMENTS AND CONCERNS

IX. ADJOURNMENT

X. EXECUTIVE SESSION – Special Counsel Whiteman Osterman & Hanna LLP, Repositioning

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
June 16th, 2022 BOARD MEETING MINUTES
REGULAR SESSION**

WHEREAS, The Board of Commissioners have reviewed the minutes of June 16th, 2022 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 June 16th, 2022 public meeting.

Commissioner Houston motioned to vote and Commissioner Douglas seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Luis A. Segarra				
Vice Chairman Jacqueline Simpkins				
Commissioner Dwight H. Douglas				
Commissioner Nicola Smith-DeFreitas				
Tenant Commissioner Jessica Martinez				
Tenant Commissioner Yvette Houston				

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

Effective: July 21, 2022

P. Holden Crosland, Executive Director

PEEKSKILL HOUSING AUTHORITY



P. Holden Croslan
Executive Director

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

PEEKSKILL HOUSING AUTHORITY BOARD OF COMMISSIONERS MONTHLY MEETING MINUTES June 16th, 2022

ROLL CALL:

Commissioner Segarra, Chairman
Commissioner Simpkins, Vice Chair- via zoom
Commissioner Douglas-via zoom
Commissioner Smith-DeFreitas
Tenant Commissioner Houston
Tenant Commissioner Martinez- via zoom

P Holden Croslan, Executive Director
Mark J. Kamensky Esq., Counsel

Chairman Segarra: Welcome everyone to the June 16th Board of Commissioners Meeting

Resolution – 06/01/2022 – May 2022 – Regular Meeting Minutes

Chairman Segarra asked for a motion to pass Resolution 06/01/2022. Commissioner Houston made the motion and Commissioner Douglas seconded. Chairman Segarra asked if there were any comments, concerns or questions. There were none. The vote was as follows: Chairman Segarra-aye: Vice Chairman Simpkins -Aye: Commissioner Douglas – Aye: Commissioner Smith-DeFreitas -Aye: Commissioner Houston-Aye: Commissioner Martinez-aye Resolution passes.

EXECUTIVE DIRECTOR'S REPORT

Revenue – HUD subsidy for April \$153,025 includes \$10,300 received from shortfall funds: subsidy for May \$214,779 includes \$18,000 from shortfall funds.

Other Revenue –April \$4,035; May \$5,384.

Tenant Charges

Rent Charges for April \$138,777; May \$137,216.

Total tenant charges for April \$145,050: May \$143,685.

Total Collected for April \$107,863; May \$100,507.

Unpaid Tenant Balance for April \$37,187; May \$43,178.

All Outstanding Tenant Charges as of April \$542,855; May \$586,033.

Bills Paid –The Executive Director reviewed the April and May bills

Total expenses for April \$312,861; May \$205,147

Court Proceedings – The eviction moratorium ended on January 15th, 2022.

Tenant Payment Agreements- TPA

Total of 40 residents have payment agreements with a balance of \$96,934.41

Work Orders –April 104 calls, all completed; May 114 calls, 111 completed.

Unit Turnovers –5 vacancies on May 31st.

Tenants Account Receivable (TAR)

Total past due for May -250 residents (91%) owed \$586,033.

Police Reports

Police Activity PHA May 3-8, 2022–33 visits to Bohlmann Towers, 27 routine, 6 others (2 disorderly persons, service call, unwanted party, dispute, traffic stop); 32 visits to Dunbar Heights, 28 routine, 4 other (dispute, 2 investigations, welfare check).

Police Activity PHA May 10-16, 2022– 25 visits to Bohlmann Towers, 23 routine, 2 others (trespass, parking complaint); 29 to Dunbar Heights, 27 routine, 2 others (investigation, burglary).

TENANT PORTAL (RENT CAFÉ) UPDATE

Registered in April	6
Rent Café payments	22
Amount paid	\$6,260

Registered in May	4
Rent Café payments	18
Amount paid	\$8,007

Registered by site to date:

BT	19
DH	17
1431 Park St.	12
1719 Park St.	8
1227 Howard St.	2
Total	58

Wait List Applicants Registered	46
---------------------------------	----

Four (4) work orders have been placed
Fifty-Eight (58) requests for balances due
Two (2) updated personal information

FINANCIAL HIGHLIGHTS FOR MAY 2022

Revenue

- For May tenant rents charged were \$137,216; a little lower than April (\$138,777)
- Collections decreased from \$107,863 in April to \$100,507 in May.

Hud Revenue

- Operating subsidy in May was \$167,924, more than the budgeted amount of \$116,667; mainly attributed to \$18,000 of HUD shortfall fund grant for unit turnover.

In May, \$12,907 in Capital Funds were drawn down for DH's exterior project, Architect (LAN) fees.

Total Hud Revenue received in May- \$214,779

EXPENSES

Utilities

- Utilities were \$60,727, lower than the monthly budgeted amount of \$65,417. Year to date utilities remain over budget \$111,355 due to double water and sewer semiannual bills paid in April.
- Administrative expenses continue to be under budget due lower salaries than budgeted.

Extraordinary Items

- Park Street channel drain cost: \$4,500

Chairman Segarra: Any questions regarding Director Crosland report?

Commissioner Houston: Why is there a waitlist for the tenant portal?

Executive Director Crosland: I was referring the tenants on the waiting list for the Housing Authority. They are also able to check their position at any time as well as update their information if necessary

Commissioner Houston: Does the Health Center still use that office?

Executive Director Crosland: Rarely, but they continue to pay for it each month.

COUNSEL'S REPORT- Attorney Kamensky

I have sent out notices regarding lease violations as well as prepared termination notices.

The courts are open, but ERAP is still in play and it's challenging to vacate stays. I am keeping informed regarding changes to this process and will keep the office updated on any changes.

I still have a case where a grievance was requested. Once discovery is completed, we will move forward with the grievance procedures.

UNFINISHED BUSINESS-None

NEW BUSINESS

Resolution- 06/02/2022- May Monthly Bills

Chairman Segarra asked for a motion to pass Resolution 06/02/2022. Commissioner Smith-Defreitas made the motion and Commissioner Douglas seconded the motion. Chairman Segarra asked if there were any comments, concerns or questions. There were none. The vote was as follows: Chairman Segarra-aye; Vice Chairman Simpkins -Aye, Commissioner Douglas – Aye; Commissioner Smith-Defreitas -Aye, Commissioner Houston-Aye, Commissioner Martinez-aye; Resolution passes.

Chairman Segarra: I'd like to introduce Brian Lowler of Whiteman, Osterman & Hanna, LLP. Mr. Lowler can you give us a brief overview of your experience?

Special Counsel Lowler: I'm happy to be a part of the team. I represent various housing authorities with regards to repositioning including Saratoga Springs, Glen Falls, Hudson, and Kingston. I was brought on by the Obama Administration to worked in New Orleans, following Hurricane Katrina to get people housed and revamp their system. I've also spent time working for HUD. I am familiar with the contractors and have worked with them previously. I will be sending a chart in a few days that highlight areas that are aligned with Peekskill Housing Authority's interest as well as areas that are not. This will be the basis of our discussion that will enable them to start the process with the Federal government, HUD and NY State.

Chairman Segarra: Your experience is impressive

TENANTS QUESTIONS COMMENTS AND CONCERNS

V. Scott

1. Is repositioning RAD?

Chairman Segarra: No, right now we are just exploring our options right now based on the buildings, what their needs are and what we qualify for.

Commissioner Houston: Are you talking to about repositioning in terms assisting the tenants while work is being done?

Chairman Segarra: No. It's getting funds in to update and upgrade the buildings. The housing authority does not have the money to do that. As you can see from our financial report, the housing authority is in debt for over \$500,000. So, we have to go out and get a partner to help us.

V. Scott cont'd

1. What do they get for helping (referring to the repositioning)?

Chairman Segarra: They get tax credits and developer's fees

Beth

1. Are there going to be any noise and dust ramifications from the construction to replace the back porches? Will tenants be notified.

Executive Director Crosland: Yes, tenants will be notified. There are a few steps that have to be done in order to start the construction such as removing belongings from the porches as well as securing a spot for the construction workers to store their belonging. It will be done in phases, so they will try to limit the noise as much as possible, but a certain level of noise and dust is to be expected.

2. Is it ok to store things on the grass in order to clear the porches?

Executive Director Crosland: Yes. That would be fine.

3. Are the porches going to be metal?

Executive Director Crosland: The porches are going to be made of steel.

4. What is being done regarding establishing a resident's council to be a part of the repositioning?

Chairman Segarra: There will be a resident's council

Commissioner Martinez

1. Will tenants be able to keep the same unit after the remodeling is completed?

Executive Director Crosland: Not necessarily. Some units are over-housed and under-housed. We have to correct that. Those are the only two instances that I can think of as to why tenants wouldn't return to their unit.

2. Will there be an opportunity to be transferred to an accessible unit if that's required?

Executive Director Crosland: Yes, if the unit is available.

3. If donations are made to Bohlmann Towers, is it guaranteed that the donation will only go to Bohlmann Towers?

Executive Director Crosland: Yes. If donations are made for a specific thing, I will ensure that it goes to where it is intended.

Tina B.

1. When was the decision made for Dunbar Heights residents to pay their own electric bills?
I'll give you a few weeks to look back and get back to me
2. I urge you to reconsider the candidates for the ROSS coordinator position. Tenants should have input. It's the spirit of the regulation. Will you reconsider?

Executive Director Crosland: I'll consider it.

Rochelle B.

1. Should maintenance knock prior to entering our unit?

Executive Director Crosland: Yes

2. A maintenance person entered my unit and did not knock. I was asleep upstairs and heard him. When I came down stairs he walked out.

Executive Director Crosland: I've done several unit inspections and I've knocked and no one has answered.

Commissioner Houston

1. Is landscaping on a set schedule?

Executive Director Crosland: Yes

Commissioner Houston: I don't think they are cutting the grass low enough

Commissioner Martinez: I would like to do a clean up at Bohlmann Towers. I'm only requesting garbage bags and support from the board.

Chairman Segarra: I'm thankful for the tenant commissioners and the more active role they have taken.

Valerie Scott: I just want to point out that the artwork on the wall is from our afterschool program and we are also requesting pool passes from the City of Peekskill for the summer.

Chairman Segarra: The art is beautiful. I will send the mayor an email regarding the pool passes.

Vice Chairman Simpkins

1. When will the potholes be fixed?

Executive Director Crosland: We've put out several bids and have not had any responses.

Chairman Segarra asked for a motion to end the meeting. Commissioner Houston made the motion and Commissioner Smith-Defreitas seconded.

Meeting adjourned at 8:31 pm

PEEKSKILL HOUSING AUTHORITY



P Holden Croslan
Executive Director

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

June 22, 2022

Dunbar Heights Tenants Association
696 Highland Avenue
Peekskill, NY 10566

Re: Questions received June 16th, 2022 board meeting

Dear Association,

This notice is to provide answers to the questions submitted to the Peekskill Housing Authority (PHA) on June 16th, 2022. Please see below the questions and answers.

1. On the issue of grounds care and general maintenance at Dunbar:
 - a) The consensus is that better janitorial presence is needed, including on weekends.
At least one maintenance staff is solely stationed at Dunbar throughout the week and checks each site on the weekends. If anyone has an emergency after hours, please have them call the on-call number (914) 215-2041. Please call the office with individual complaints and to put in work orders for items that need to be addressed
 - b) Grounds keeping work is not being done with regularity.
Landscapers are on a bi-weekly schedule. Sometimes things do happen when landscapers miss a week but that week is made up shortly thereafter.
 - c) Some grass is being cut unevenly.
The landscaper cannot use the lawnmower when there are items in front yards. In this case, they are forced to use a weed wacker. This causes the uneven grass. Please remove debris and items from the yards so that the landscaper can use the lawnmower on the whole property.
2. Tenants received notices that they will lose parking spots if their rent is not up to date. They are asking to see the HUD regulations that support this policy.
Certain policies such as parking are not HUD regulations. These policies are left to the Housing Authority. Loss of parking is not contingent on overdue rent, just overdue parking. All tenants with parking spots have signed the parking policy. The policy is included with this correspondence and can always be found on the PHA website at www.peekskillhousingauthority.com and at the office.
3. Regarding the very poor road conditions at the end of the driveway onto Highland Avenue, when is this going to be repaired?
The PHA has not been able to secure a company to make these repairs. PHA is still searching for a contractor to do these needed repairs.

4. Issues from individual apartments:
***Please call the office with individual complaints and to put in work orders for items that need to be addressed.**
- a) 1B-Concerned with tree overhanging in area not being trimmed or cut.
Tree trimming was completed on June 21,2022. If there are any other issues with trees on PHA property, please call the office.
- b) 2C- This tenant is aware that an individual residing on the adjacent apartment is a registered sex offender.
Please call the police if you know this information to be true. No sex offenders are listed on any lease in Public Housing.
5. Mold and mouse control continue to be a problem.
c) **Please call the office with individual complaints and to put in work orders for items that need to be addressed.**
6. Tenants are prepared to form a committee to be included in the planning for the renovated kitchens and bathrooms.
No funds received and no construction has begun as of yet for any project.
7. Tina B.
When was the decision made for Dunbar Heights residents to pay their own electric bills?
Tenants at Dunbar Heights have been paying their own electricity over 15 years. Tenants do receive a utility allowance that is credited from their portion of rent to make it a little easier for them to pay utility bills. Effective January 1,2021, these are the utility allowances:
- Studio = 42
1 bedroom = 50
2 bedrooms = 70
4 bedrooms = 110**
8. Tenants believe they are being surveilled and reported on by another tenant and want this stopped.
PHA has no idea what this means.

If anyone has any questions or concerns regarding any issue or update having to do with the PHA, individual must contact the office.

PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
July 21,2022
EXECUTIVE DIRECTOR'S REPORT

Revenue	May	June
HUD Subsidy – Bohlmann (AMP 1)	72,585	72,585
HUD Subsidy – All other sites (AMP 2)	77,339	77,339
Proceeds from Capital Funds	46,855	13,750
Shortfall Funds	18,000	0
Total HUD Revenue	214,779	163,674
Other Revenue– Non-Federal		
Laundry Commissions	3,159	3,026
CAP Office	1,800	900
Health Center	740	740
Verizon	135	171
Interest	0	18
Total	5,834	4,855
TENANT CHARGES	May	June
Rent	137,216	141,928
Retro Rent (unreported income)/adjustment	0	0
Parking	1,919	1,995
Late Fees	3,349	3,537
Misc. (key cards, maintenance charges, legal fees)	1,065	1,080
Air Conditioners	136	848
Write offs, AJE's, Move outs	0	0
TOTAL TENANT CHARGES	143,685	149,388
Collected from Tenants thru 5th	70,546	47,094
Total Collected	100,507	125,901
Prepaid Rent	11,096	17,419
Change in Prepaid rent	(807)	(6,323)
Unpaid Tenant Balance	43,178	23,487
Reclassification from TAR to Vacated TAR	(0)	(0)
All Outstanding Tenant Charges	586,033	609,520

Financial

BILLS PAID

	May	June
Payroll (M)	67,842	67,441
Elevator (Q)	0	0
Exterminator (M)	794	794
Trash – Dumpsters	0	
City Trash Collection (Q)	0	21,253
City Water (Q)	0	0
Sewer Tax (Semi-Annual)	0	0
Robison Fuel Oil (M)	21,988	8,106
Electric (M)	18,808	15,881
Gas (M)	19,697	10,460
Propane (M)	234	412
Legal – PHA Attorney (M)	3,200	6,400
Legal – Labor Attorney	0	0
Lawsuit Deductibles	0	0
Health Insurance/Dental Insurance(M)	31,237	31,982
Process Server – Evictions (M)	0	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	1,889	1,898
Credit Card (M)	6,815	3,480
Maintenance Supplies/Contracts(M)	8,739	9,572
Office Expenses (M)	2,387	3,441
PILOT (SA)	0	0
NYS Retirement Contribution (A)	0	0
Medicare Part B Reimbursement	3,517	0
Unit Turnaround Contracts	18,000	0
TOTAL EXPENSES	\$205,147	\$181,121
CAPITAL FUND PROJECTS – Dunbar Heights Exterior (Architect fees)	12,907	13,750

COURT PROCEEDINGS

MONTH	# RESIDENTS	BALANCE	# PAID	AMOUNT PAID	COURT STIPS/COMMENTS
January 2018	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	28,111	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	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	56,667	3 - 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)
January 2020	16	18,860	16	18,860	
February	14	13,734	13	11,848	1 – Skipped – 3,207
March-December	0	0	0	0	
January 2021	0	0	0	0	
February - September	0	0	0	0	
October-December	0	0	0	0	
January 2022	0	0	0	0	
February	0	0	0	0	
March	0	0	0	0	
April	0	0	0	0	
May	0	0	0	0	
June	0	0	0	0	
TOTAL	312	504,458	289	472,046	Outstanding Balance 32,412
					Skip/Evicted Balance 103,846

Tenant Payment Agreement Listing

Tenant Code	Start Month	End Month	Agreement Amount	Received Amount	Remaining Amount	Comments
BOHLMANN						
p00117	06/2021	12/31/2022	3,093.34	212.00	2,881.34	
t0000138	04/2022	12/31/2024	918.00	100.00	818.00	
p00103	04/2022	12/31/2049	3,347.55	0	3,347.55	
t0000035	05/2021	12/31/2024	2,524.05	100.00	2,424.05	
t0000186	05/2021	12/31/2022	424.25	147.00	277.25	
t0001284	11/2021	12/31/2022	613.00	325.00	288.00	
t0000243	11/2021	12/31/2022	2,718.80	1,400.00	1,318.80	
t0000795	05/2021	12/31/2030	3,067.00	1,028.00	2,039.00	
t0000270	05/2021	12/31/2022	7,757.00	4,500.00	3,257.00	
t0000176	05/2021	12/31/2026	5,302.92	140.00	5,162.92	
t0000275	05/2021	12/31/2023	2,083.00	1,550.00	533.00	
t0000259	09/2021	12/31/2022	646.00	358.00	288.00	
t0001253	06/2021	12/31/2022	2,050.00	1500.00	750.00	
t0000739	05/2021	12/31/2024	13,971.00	25.00	13,946.00	
p00121	05/2021	12/31/2024	2,561.20	286.00	2,275.20	
t0000970	05/2021	12/31/2022	4,539.00	2,250.00	2,289.00	
t0001275	02/2022	09/30/2022	226.00	180.00	46.00	
T0001666	04/2022	12/31/2056	4,175.00	0	4,175.00	
Total Bohlmann			60,157.11	14,101.00	46,056.11	
DUNBAR						
t0000107	07/2021	12/31/2028	12,939.00	5,166.00	7,773.00	
t0000230	05/2021	12/31/2023	3,953.00	1,300.00	2,653.00	
t0000042	08/2021	12/31/2023	4,669.00	1,295.00	3,374.00	
b0000038	06/2021	12/31/2023	4,979.50	1,650.00	3,329.50	
t0000165	02/2022	12/31/2022	1,617.70	215.00	1,402.70	
t0000022	05/2021	12/31/2023	1,800.00	750.00	1,050.00	
t0000442	10/2021	12/31/2021	724.00	544.70	179.30	
t0000154	06/2021	12/31/2041	6,257.25	153.00	6,104.25	
t0000493	08/2021	12/31/2025	6,053.00	601.00	5,452.00	
t0000740	05/2021	12/31/2023	2,068.43	200.00	1,868.43	
Total Dunbar			47,559.93	12,103.00	35,456.93	

TURNKEY						
t0000256	04/2022	12/31/2024	1,267.50	419.00	848.50	
b0000026	06/2021	12/31/2029	11,118.96	400.00	10,718.96	Stipulation
t0000082	07/2021	12/31/2022	2,581.00	1,900.00	681.00	
t0000086	10/2021	12/31/2021	3,512.12	3,410.00	102.12	
t0000027	09/2021	12/31/2024	2,364.02	550.00	1,814.62	
Total Turnkey			20,843.60	6,679.00	14,164.60	
			128,560.64	32,886.00	95,667.64	

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	140	
June	146	146	
July	142	142	
August	151	151	
September	105	105	
October	125	125	
November	127	127	
December	129	129	
January 2022	123	123	
February	81	81	
March	112	112	
April	104	104	
May	114	114	
June	117	114	3

UNIT TURNOVER

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-J	1	02/28/22	03/25/22	04/01/22	
BT 1-L	1	03/24/21	08/03/21	08/03/21	
BT 1-P	1	02/28/22	03/09/22	03/14/22	
BT 1-S	0	12/31/20	04/30/21	04/30/21	
BT 1-W	1	10/01/21	01/14/22	01/21/22	
BT 2-A	0	05/24/20	06/30/21	06/30/21	
BT 3-B	3	04/16/21	06/02/21	06/08/21	
BT 3-M	1	02/23/22	04/27/22	06/06/22	
BT 4-A	0	03/15/22	05/19/22		
BT 4-L	1	01/21/22	04/19/22		
BT 5-L	1	01/19/21	04/06/21	05/24/21	
BT 6-J	4	11/06/20	06/02/21	06/25/21	
BT 6-U	2	06/01/22	06/06/22		
BT 6-V	1	04/30/21	08/12/21	09/01/21	
BT 7-L	1	03/15/21	06/02/21	06/04/21	
BT 7-N	3	09/01/21	11/15/21	11/18/21	
BT 7-R	3	11/19/21	01/28/22	03/01/22	
BT 8-N	3	07/02/21	09/28/21	10/08/21	
DH 2-B	2	04/15/21	07/26/21	08/09/21	
DH 2-C	2	11/30/20	04/07/21	04/23/21	
DH 2-D	2	06/25/21	09/01/21	09/03/21	
DH 3-A	2	06/14/21	09/01/21	09/01/21	
DH 4-A	0	11/09/20	05/04/21	05/14/21	
DH 6-A	0	12/31/20	03/16/21	04/11/21	
DH 7-A	2	08/05/20	04/09/21	04/09/21	
DH 8-D	2	11/18/21	03/03/22	04/01/22	
DH 13-C	2	02/10/21	06/28/21	08/09/21	
DH 13-F	2	04/27/22	05/19/22	06/06/22	
DH 22-B	2	02/20/20	04/07/21	04/16/21	
DH 24-B	2	02/11/21	06/18/21	06/25/21	
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	06/18/21	06/24/21	
TK 1431A-3M	1	03/31/22	04/19/22	05/03/22	
TK 1431B-5M	4	12/24/20	05/10/21	06/14/21	
TK 1719A-1L	3	09/04/20	04/16/21	04/22/21	
TK 1719A-1M	4	08/09/21	10/29/21	11/19/21	
TOTAL VACANT	3				

EXTERMINATION SUMMARY – BEDBUGS - # Treatments

	2015	2016	2017	2018	2019	2020	2021	2022	Comment
January	2	0	1	0	3	0	0	0	
February	3	0	0	1	1	0	0	0	
March	1	0	0	3	0	0	1	0	
April	1	0	2	0	0	0	0	0	
May	0	1	1	0	2	0	0	0	
June	2	2	0	0	0	0	1	0	
July	0	2	1	1	0	1	0	0	
August	0	3	4	3	1	1	1		
September	4	2	3	0	1	3	0		
October	0	3	1	0	1	0	0		
November	0	0	1	1	1	0	2		
December	0	1	1	0	0	0	1		
TOTAL	13	14	15	9	10	5	6	0	
COST	\$4,860	\$4,841	\$9,880	\$2,980	\$6,086	\$1,075	\$2,245	\$0	

TENANT ACCOUNTS RECEIVABLE - LATE OR NO RENT PAYMENT

SITE	# Units	Late	Not At All	Past Due May 2022	Past Due June 2022
Bohlmann Towers	144	(37) 48	(31) 46	139 owed \$282,604	141 owed \$291,659
Dunbar Heights	96	(26) 36	(32) 34	86 owed \$228,069	88 owed \$236,884
Turnkey	33	(19) 11	(5) 13	25 owed \$75,360	27 owed \$80,976
Totals	273	(82) 95	(68) 93	250 (91%) - \$586,033	256 (94%) - \$609,520

Parenthesis () represents the previous month

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity June 7-13 2022	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	26	23	3*
Dunbar Heights	38	36	2*
*BT – Other (2 medical aids, harassment)			
*DH – Other (domestic, parking complaint)			
PHA Activity June 14-22, 2022	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	32	25	7*
Dunbar Heights	24	23	1*
*BT – Other (parking complaint, medical, disorderly group, dispute, 2 noise, hazardous condition)			
*DH – Other (domestic)			

DUNBAR HEIGHTS TRANSFORMER REPLACEMENT

Staff noticed oil on/around a transformer at Dunbar Heights and contacted Con Edison to investigate. Con Edison responded a couple of weeks ago and followed up to advise they would replace the transformer Tuesday, July 19. Beginning between 9 and 9:30 all power at Dunbar Heights will be turned off for about an hour. Afterwards, all power will be restored EXCEPT buildings E, F, G, H and I; 34 units. These units will be without power all day. The DH community room will be available for tenants in these buildings as a cooling center with beverages available. Between 5 and 6, the entire property will be without power while Con Edison restores service to everyone.

PHA's ANNUAL AUDIT

On July 18 and 19, the Malcolm Johnson Company will perform PHA's annual independent audit for Federal Fiscal Year ending March 2022 as prescribed by HUD regulations.

The purpose of the audit is to ensure that the agency's financial statements are sound and to present an accurate picture of financial conditions. The audit results will include:

OPINIONS

If the auditing firm finds no problems, they will give an "unmodified" opinion. This means they can give a firm opinion based on documentation. Any type of "modified" opinion indicates the auditor has some level of concern with the records or processes reviewed.

FINDINGS

A "finding" is a condition or monetary irregularity that is not in compliance with statutory or regulatory requirements.

CONCERNS OR OBSERVATIONS

A "concern or observation" is a deficiency that needs to be brought to the attention of the housing authority but is **not** in noncompliance with statutory requirements.

Final audit will be submitted to HUD not later than December 30, 2022.

DUNBAR HEIGHTS EXTERIOR UPGRADE

The PHA, architect and contractor had previously agreed on a work schedule for Dunbar Heights exterior work to begin by June 30. That did not happen but the architect and contractor continue to actively work on acquiring all start-up submittals, all shop drawings and protocols for coordinating on-site construction activities.

The contractor has now given July 30th as a tentative start date. This, however, is a little bit of a moving target. Shop drawings for the steel porches are submitted to the architect and as of this writing are still being processed. The architect is working on updating the project schedule and will get this to PHA as soon as possible.

The contractor is frequently meeting with PHA staff to determine site logistics.

The current priority of site activities:

Concrete Walkways - Dunbar Heights

Steel Porches - Dunbar Heights (*This will be the phase of the project that will require the most coordination between the PHA and contractor and cooperation from the tenants.*)

Concrete work at the Turnkeys properties

In the meantime, the contractor will submit the first payment application for start-up costs to the architect for review and on to PHA. Start-up costs will include the following: bonds, insurance, submittals, planning, deposits and permits.

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE)

For more than 20 years, except during COVID, HUD annually and randomly inspected about 20,000 housing units at federally subsidized developments to assess the physical condition through HUD's Real Estate Assessment Center (REAC). For past 2 years, a new inspection protocol to assess physical conditions of federally subsidized housing has been underway with numerous housing agencies participating in shaping the new inspection model; National Standards for the Physical Inspection of Real Estate (NSPIRE).

Based on the continuing deterioration and lack of sufficient funds for improvement of properties, PHA volunteered to participate in the NSPIRE Demonstration program and benefit by:

- Only having one inspection until NSPIRE is live and the scores will be advisory.
- Participate in focus groups, listening sessions, conference calls, and training sessions on policies and procedures.
- Ability to provide feedback to HUD about the program.
- Training opportunities, including how to use the inspection software when it is available.

PHA's commitment to participate in the program:

- Annually inspect 100 percent of PHA's units; this was already PHA protocol.
- Self-inspections to be submitted electronically for evaluation but will NOT be scored.
- Schedule a mutually agreed inspection date with a HUD inspector so that demonstration data can be collected.
- Agree to participate in focus groups, listening sessions, conference calls, and training sessions.

All that being said, PHA is at the "mutually agreed inspection stage".

PHA agreed for Bohlmann Towers inspection Monday, May 23 and HUD cancelled the previous Friday afternoon.

PHA agreed for Bohlmann Towers inspection Thursday, June 30. No one cancelled or showed.

PHA expects a new inspection date for Bohlmann Towers in August.

Eligibility

- If your property is subject to an existing HUD Compliance, Disposition, and Enforcement or Corrective Action Plan, you cannot participate in the Demonstration.
- If your most recent REAC score was 70 or less, and you are not currently subject to corrective action, your property may be considered for inclusion in the Demonstration on a case-by-case basis.

FINANCIAL HIGHLIGHTS JUNE 2022

PHA REVENUE

Tenant rents charged were \$141,928; a little higher than May \$137,216

Collections increased to \$125,901 in June from \$100,507 in May.

HUD REVENUE

Operating subsidy, the \$149,924 received was more than the \$116,667 that was budgeted

HUD shortfall fund grant, No unit turnovers in June; No drawdown

Capital Funds drawn down for DH's exterior project, Architect (LAN) fees, \$13,750

Total Hud Revenue for June was \$163,674, May was \$214,779 which included short fall grant funds

OTHER INCOME

June was \$4,855; May was \$5,834;

EXPENSES

Administrative expenses continue to be under budget.

Utilities June utility costs were \$41,259, lower than the monthly budgeted amount of \$65,417. Year to date utilities remain over budget \$80,798 due to double water and sewer semiannual bills paid in April.

Maintenance costs are under budget due to less overtime and no vacant unit turnover costs in June.

Extraordinary Item - Replacement of cameras at 1431 Park and 1719 Park Street costs are reflected in extraordinary items. \$1,500

TENANT PORTAL (RENT CAFÉ) UPDATE

Registered in May	4
Rent Café payments	18
Amount paid	\$8,007
Registered in June	3
Rent Café payments	22
Amount paid	\$12,406
Registered by site to date:	
BT	20
DH	19
1431 Park St.	12
1719 Park St.	8
1227 Howard St.	2
Total	61
Wait List Applicants Registered	48

Activity to date:

Four (4) work orders have been placed
Eighty-Two (82) requests for balances due
Ten (10) updated personal information

No activity for:

- uploaded recertification documents
- communication with staff

Respectfully Submitted,

P Holden Croslan

P Croslan

Executive Director



FINANCIAL

TABLE OF CONTENTS

1. Year-to-Date Financial Statement-Operating
2. Balance Sheet
3. Profit & Loss-Operating Current Month
4. Profit & Loss-Operating Year to date

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Three Months Ended June 30, 2022

	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
Revenue					
Operating Receipts					
Dwelling Rentals	402,727	1,700,240	425,060	417,921	(7,139)
Nondwelling Rent	5,610	21,600	5,400	5,804	404
Interest Income	22	100	25	36	11
Other Income	17,753	71,000	17,750	25,173	7,423
HUD Operating Subsidy	294,245	1,400,000	350,000	438,423	88,423
CFP Operations Subsidy	77,500	160,000	40,000	41,250	1,250
Total Operating Receipts - Including HUD Contril	797,857	3,352,940	838,235	928,607	90,372
Expenses					
Operating Expenditures					
Administrative:					
Administrative Salaries	101,974	357,750	89,438	79,575	9,863
Legal Expense	13,290	66,000	16,500	10,405	6,095
Training	0	0	0	0	0
Travel	0	0	0	0	0
Accounting Fees	5,400	21,600	5,400	5,400	0
Auditing Fees	2,465	9,360	2,340	2,380	(40)
Telephone, Office Supplies, Miscellaneous	53,726	94,690	23,673	15,022	8,651
Total Administrative Expenses	176,855	549,400	137,350	112,782	24,568
Tenant Services:					
Contracts	0	0	0	0	0
Relocation and other	0	5,000	1,250	250	1,000
Total Tenant Services Expenses	0	5,000	1,250	250	1,000
Utilities:					
Water/Sewer	62,402	280,000	70,000	108,427	(38,427)
Electricity	41,454	210,000	52,500	60,761	(8,261)
Gas	42,046	140,000	35,000	56,751	(21,751)
Fuel	34,396	155,000	38,750	51,109	(12,359)
Total Utilities Expenses	180,298	785,000	196,250	277,048	(80,798)
Ordinary Maintenance & Operation:					
Labor-Maintenance	131,115	560,110	140,028	122,852	17,176
Materials - Maintenance	45,459	125,000	31,250	26,538	4,712
Maint Contract Costs	121,825	348,500	87,125	67,036	20,089
Total Maintenance Expenses	298,399	1,033,610	258,403	216,426	41,977
Protective Services:					
Contracts	0	0	0	0	0
Total Protective Services	0	0	0	0	0
General Expense:					
Insurance	68,057	304,200	76,050	69,161	6,889
Payments in Lieu of Taxes	22,804	94,780	23,695	14,767	8,928
Employee Benefit Contributions	115,416	467,940	116,985	94,471	22,514
Collection Losses	25,000	100,000	25,000	24,916	84
Total General Expenses	231,277	966,920	241,730	203,315	38,415
Nonroutine Items:					
Extraordinary Items	(24,950)	0	0	7,530	(7,530)
Total Operating Expenses	861,879	3,339,930	834,983	817,351	25,162
Net Income/(Loss)	(64,022)	13,010	3,253	111,256	108,004

6:56 PM

07/09/22

Accrual Basis

Peekskill Housing Authority

Balance Sheet

As of June 30, 2022

	Jun 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	127,906.99
1111.5 Cash - Payroll Account	18,533.66
1112 Chase - Nonfederal	551,200.08
1114 Security Deposit Fund	76,343.20
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	774,983.93
Other Current Assets	
1123 Allowance for Doubt. Accts	-427,179.01
1125 AR HUD	90,667.98
1211 Prepaid Insurance	61,046.62
1260 Material Inventory	27,033.00
1261 Obsolete Inventory	-1,352.00
1122.1 · 1122.1 TAR Bohlmann	265,744.64
1122.2 · 1122.2 TAR Dunbar	197,669.57
1122.3 · 1122.3 TAR Turnkey	73,776.18
1122.7 · 1122.7 TAR Repays Bohlmann	43,125.57
1122.8 · 1122.8 TAR Repays Dunbar	26,526.95
1122.9 · 1122.9 TAR Repays Turnkey	3,625.64
1262 · 1262 Fuel Oil Inventory	30,710.00
Total Other Current Assets	391,395.14
Total Current Assets	1,166,379.07
Fixed Assets	
1400.10 Leasehold Improvements	3,318,689.76
1400.12 Building Improvements	2,826,518.82
1400.39 CFP 2018	29,886.25
1400.5 Accumulated Depreciation	-22,884,354.56
1400.6 Land	131,611.00
1400.7 Buildings	20,572,145.37
1400.8 Equipment - Dwellings	2,272.00
1400.9 Equipment - Admin	913,607.67
Total Fixed Assets	4,910,376.31
Other Assets	
1420 · 1420 Deferred Outflows GASB-68	600,001.00
1421 · 1421 Deferred Outflows OPEB	1,102,973.00
Total Other Assets	1,702,974.00
TOTAL ASSETS	7,779,729.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2111 Accounts Payable	18,259.40
2114 Tenant Security Deposits	75,943.20
2117.3 Pension Payable	1,991.98
2133 Accrued utilities	206,002.67
2136 Accrued Pension	23,625.00
2137 Payments in Lieu of Taxes	92,990.34
2138 Accrued Comp. Absences	238,024.00
2240 Tenant Prepaid Rents	-31.70
2240.1 · Prepaid Rent Bohlmann	9,100.21
2240.2 · Prepaid Rent Dunbar	5,992.88
2240.3 · Prepaid Rent Turnkey	2,326.38
Total Other Current Liabilities	674,224.36
Total Current Liabilities	674,224.36

6:56 PM

07/09/22

Accrual Basis

Peekskill Housing Authority

Balance Sheet

As of June 30, 2022

	<u>Jun 30, 22</u>
Long Term Liabilities	
2134 Accrued OPEB	4,039,346.00
2140 Net Pension Liability	2,473.00
2400 Deferred Inflows GASB-68	758,227.00
2410 Deferred Inflows OPEB	<u>2,306,077.00</u>
Total Long Term Liabilities	<u>7,106,123.00</u>
Total Liabilities	<u>7,780,347.36</u>
Equity	
2803 Invested in Capital Assets	5,391,894.76
2807 Unrestricted Net Assets	-4,931,492.19
32000 Retained Earnings	-651,583.25
Net Income	<u>190,562.70</u>
Total Equity	<u>-617.98</u>
TOTAL LIABILITIES & EQUITY	<u><u>7,779,729.38</u></u>

6:55 PM

07/09/22

Accrual Basis

Peekskill Housing Authority
Profit & Loss
 June 2022

	Jun 22
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	69,671.00
3110.2 Dunbar Heights	49,660.91
3110.4 Turnkey	22,596.00
Total 3110 Dwelling Rental	141,927.91
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	915.00
3190.2 Dunbar Heights	825.00
3190.4 Turnkey	255.00
Total 3190 Nondwelling Rental	1,995.00
3610 Interest on Gen. Fund Inv.	18.29
3690 Other Income	
3690.3 Health Center Rent	740.16
3690.4 Verizon Commission	171.05
3690.6 Late Fees	
Bohlmann Towers	1,722.53
Dunbar Heights	1,251.40
Turnkey	563.50
Total 3690.6 Late Fees	3,537.43
3690.8 Work Orders	
Bohlmann Towers	270.00
Dunbar Heights	810.00
Total 3690.8 Work Orders	1,080.00
3690.9 AC - BT	745.50
3690.9 Ac - TK	102.00
Total 3690 Other Income	6,376.14
3691 Other Income CFP Subsidy	13,750.00
8020 Operating Subsidy	
8020.1 AMP 1	72,584.50
8020.2 AMP2	77,339.00
Total 8020 Operating Subsidy	149,923.50
Total Income	313,990.84
Expense	
4110 Administrative Salaries	26,649.46
4130 Legal Expense	6,400.00
4170 Accounting Fees	1,800.00
4171 Auditing Fees	780.00
4190.3 Telephone	464.32
4190.5 Forms, Station. & Office	3,441.11
4190.6 All Other Sundry	44.97
4190.7 Admin. Service Contracts	720.00
4320 Electricity	15,881.04
4330 Gas	10,460.36
4335 Propane	411.72
4340 Fuel	8,105.66
4410 Labor	40,041.00
4410.01 Labor O/T	750.84
4420 Materials	
4420.01 Supplies - Grounds	9,572.32
Total 4420 Materials	9,572.32
4430.1 Garbage & Trash Removal	21,252.50
4430.10 Alarm/Extinguish Contra	4,636.00
4430.5 Landscaping Contracts	7,600.00

6:55 PM

07/09/22

Accrual Basis

Peekskill Housing Authority

Profit & Loss

June 2022

	Jun 22
4430.9 Exterminating Contracts	794.00
4510 Insurance Expense	21,915.00
4520 Payments in Lieu of Taxes	10,991.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	28,440.43
4540.2 Employee Ben - Maint	3,541.40
4540.6 GASB-68 Admin	7,900.00
Total 4540 Employee Benefits	39,881.83
4570 Collection Losses	8,333.34
4870 Extraordinary Items	1,500.00
Total Expense	242,426.47
Net Ordinary Income	71,564.37
Net Income	71,564.37

6:53 PM

07/09/22

Accrual Basis

Peekskill Housing Authority

Profit & Loss

April through June 2022

	Apr - Jun 22
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	212,549.05
3110.2 Dunbar Heights	142,328.91
3110.4 Turnkey	63,043.00
Total 3110 Dwelling Rental	417,920.96
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	2,610.00
3190.2 Dunbar Heights	2,458.50
3190.4 Turnkey	735.00
Total 3190 Nondwelling Rental	5,803.50
3610 Interest on Gen. Fund Inv.	35.75
3690 Other Income	
3690.1 Laundry Room Income	6,317.50
3690.2 CAP Office Rent	1,800.00
3690.3 Health Center Rent	2,220.48
3690.4 Verizon Commission	437.54
3690.6 Late Fees	
Bohlmann Towers	4,699.20
Dunbar Heights	4,235.12
Turnkey	1,640.50
Total 3690.6 Late Fees	10,574.82
3690.8 Work Orders	
Bohlmann Towers	1,195.00
Dunbar Heights	1,600.00
Turnkey	35.00
Total 3690.8 Work Orders	2,830.00
3690.9 AC - BT	862.75
3690.9 Ac - TK	131.03
Total 3690 Other Income	25,174.12
3691 Other Income CFP Subsidy	41,250.00
8020 Operating Subsidy	
8020.1 AMP 1	208,332.00
8020.2 AMP2	201,791.00
8020.5 Shortfall Funds	28,300.00
Total 8020 Operating Subsidy	438,423.00
Total Income	928,607.33
Expense	
4110 Administrative Salaries	79,574.60
4130 Legal Expense	10,405.00
4170 Accounting Fees	5,400.00
4171 Auditing Fees	2,380.00
4190.2 Membership Dues & Fees	322.00
4190.3 Telephone	1,128.21
4190.5 Forms, Station. & Office	6,258.52
4190.6 All Other Sundry	1,962.89
4190.7 Admin. Service Contracts	3,459.99
4190.9 Advertising	1,890.00
4220 Recreation, Publications	250.00
4310 Water & Sewer	63,416.55
4310.9 Sewer Taxes	45,009.84
4320 Electricity	60,761.08
4330 Gas	56,750.72
4335 Propane	3,139.56
4340 Fuel	47,968.87

6:53 PM

07/09/22

Accrual Basis

Peekskill Housing Authority

Profit & Loss

April through June 2022

	Apr - Jun 22
4410 Labor	120,676.32
4410.01 Labor O/T	2,175.55
4420 Materials	
4420.01 Supplies - Grounds	26,244.28
4420 Materials - Other	294.00
Total 4420 Materials	26,538.28
4430.1 Garbage & Trash Removal	21,972.50
4430.10 Alarm/Extinguish Contra	4,947.40
4430.2 Heating & Cooling Contra	340.00
4430.4 Elevator Contracts	2,188.41
4430.5 Landscaping Contracts	7,600.00
4430.6 Unit Turnaround Contract	28,300.00
4430.9 Exterminating Contracts	1,688.00
4510 Insurance Expense	69,161.00
4520 Payments in Lieu of Taxes	14,767.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	38,405.18
4540.2 Employee Ben - Maint	32,440.88
4540.6 GASB-68 Admin	23,625.00
Total 4540 Employee Benefits	94,471.06
4570 Collection Losses	24,915.51
4870 Extraordinary Items	1,500.00
Total Expense	811,318.86
Net Ordinary Income	117,288.47
Other Income/Expense	
Other Income	
8029.48 Capital Fund Grant 2018	79,304.23
Total Other Income	79,304.23
Other Expense	
4610 Extraordinary Maintenance	6,030.00
Total Other Expense	6,030.00
Net Other Income	73,274.23
Net Income	190,562.70

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
PAYMENT OF MONTHLY BILLS AS LISTED
June 2022**

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 June 2022 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 June 2022.

Commissioner Houston motioned to vote and Commissioner Vice Chairman Simpkins seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman Luis A. Segarra				
Vice Chairman Jacqueline Simpkins				
Commissioner Dwight H. Douglas				
Commissioner Nicola Smith-DeFreitas				
Tenant Commissioner Jessica Martinez				
Tenant Commissioner Yvette Houston				

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

Effective: July 21, 2022

P. Holden Crosland, Executive Director

Date:

Peekskill Housing Authority

Transaction List by Vendor

June 2022

Type	Date	Num	Memo	Amount
AAA Carting & Rubbish Removal				
Bill	06/23/2022	624173	Roll off dumpster-Dunbar	-192.50
Bill Pmt -Check	06/23/2022	16759	Roll off dumpster-Dunbar	-192.50
Ace Computer Services Corp.				
Bill	06/09/2022	6117	IT Services	-220.00
Bill Pmt -Check	06/09/2022	16738	IT Services	-220.00
ADT Commercial				
Bill	06/09/2022	145655697	Fire System Inspection	-1,732.00
Bill Pmt -Check	06/09/2022	16739	Fire System Inspection	-1,732.00
All County Lock & Safe Corp.				
Bill	06/23/2022	28693	8 Rekey cylinders to master	-280.00
Bill Pmt -Check	06/23/2022	16760	8 Rekey cylinders to master	-280.00
Arvisse Spence				
Bill	06/09/2022	15	PHA Website Maintenance	-500.00
Bill Pmt -Check	06/09/2022	16740	PHA Website Maintenance	-500.00
Chase Card				
Bill	06/23/2022		Credit Card Bill	-3,479.67
Bill Pmt -Check	06/23/2022	16761	Credit Card Bill	-3,479.67
City of Peekskill Finance Department				
Bill	06/09/2022	2022/87/0000099	Trash Residential-All Sites	-21,060.00
Bill Pmt -Check	06/09/2022	16741	Trash Residential-All Sites	-21,060.00
Con Edison				
General Journal	06/06/2022	Gas	807 Main St heat	7,498.28
General Journal	06/14/2022	Gas	Kiley Ctr	264.63
CSEA				
Bill	06/09/2022		Bi-Weekly union dues	-295.29
Bill Pmt -Check	06/09/2022	16742	Bi-Weekly union dues	-295.29
Bill	06/23/2022		Bi-weekly union dues	-295.29
Bill Pmt -Check	06/23/2022	16762	Bi-weekly union dues	-295.29
CSEA Employee Benefit Fund				
Bill	06/09/2022		Dental and Vision	-1,596.87
Bill Pmt -Check	06/09/2022	16743	Dental and Vision	-1,596.87
Bill	06/23/2022		Dental and Vision Benefits	-1,703.24
Bill Pmt -Check	06/23/2022	16763	Dental and Vision Benefits	-1,703.24
DEC Office Solutions, Inc.				
Bill	06/09/2022	228253	Office Copier	-208.46
Bill Pmt -Check	06/09/2022	16744	Office Copier	-208.46
Bill	06/23/2022	229387	Freight charge for copier toner	-19.95
Bill Pmt -Check	06/23/2022	16764	Freight charge for copier toner	-19.95
Employee Benefits Division				
Bill	06/09/2022		Employee Benefits	-26,290.30
Bill Pmt -Check	06/09/2022	16745	Employee Benefits	-26,290.30
Endicott Comm, Inc.				
Bill	06/09/2022	220500522101	On Call Service	-246.83
Bill Pmt -Check	06/09/2022	16746	On Call Service	-246.83
Bill	06/23/2022	220600522101	Answering Service	-217.49
Bill Pmt -Check	06/23/2022	16765	Answering Service	-217.49
HD Supply Facilities Maintenance Ltd.				
Bill	06/23/2022	9203433931	Maintenance Supplies	-1,469.65
Bill Pmt -Check	06/23/2022	16766	Maintenance Supplies	-1,469.65
Home Depot Credit Services				
Bill	06/09/2022		Maintenance Supplies	-7,076.90
Bill Pmt -Check	06/09/2022	16747	Maintenance Supplies	-7,076.90
Hudson Valley Fire, Inc.				
Bill	06/09/2022	26866 & 4205	Fire Extinguisher Service and Repair to Sprink...	-2,904.00
Bill Pmt -Check	06/09/2022	16748	Fire Extinguisher Service and Repair to Sprink...	-2,904.00
John G. Cruikshank				
Bill	06/09/2022	4903	May 22 accounting services	-1,800.00
Bill Pmt -Check	06/09/2022	16749	May 22 accounting services	-1,800.00
Lonisha Scott				
Bill	06/09/2022		Return of Security Deposit 807 Main St #6U	-400.00
Bill Pmt -Check	06/09/2022	16756	Return of Security Deposit 807 Main St #6U	-400.00
Malcolm Johnson & Company				
Bill	06/13/2022		2021 Year end financial audit	-9,360.00
Bill Pmt -Check	06/13/2022	16758	2021 Year end financial audit	-9,360.00

Peekskill Housing Authority

Transaction List by Vendor

June 2022

Type	Date	Num	Memo	Amount
New York Power Authority				
Bill	06/23/2022	6100105352	Electricity-All Sites	-15,881.04
Bill Pmt -Check	06/23/2022	16767	Electricity-All Sites	-15,881.04
NYS and Local Retirement Systems				
General Journal	06/10/2022	ERS	June pension pay	2,219.92
NYSIF				
Bill	06/09/2022	61709329	Worker's Compensation	-1,898.67
Bill Pmt -Check	06/09/2022	16750	Worker's Compensation	-1,898.67
Pestech				
Bill	06/09/2022		Monthly extermination fee	-794.00
Bill Pmt -Check	06/09/2022	16751	Monthly extermination fee	-794.00
Pierro & Kamensky				
Bill	06/09/2022		Legal service fee	-3,200.00
Bill Pmt -Check	06/09/2022	16757	Legal service fee	-3,200.00
Bill	06/23/2022		Legal retainer-May	-3,200.00
Bill Pmt -Check	06/23/2022	16768	Legal retainer-May	-3,200.00
Pitney Bowes, Inc.				
Bill	06/09/2022	3315731935	Postage Machine Lease	-478.80
Bill Pmt -Check	06/09/2022	16752	Postage Machine Lease	-478.80
Ready Refresh				
Bill	06/23/2022	22E0602873333	Office water cooler	-44.97
Bill Pmt -Check	06/23/2022	16769	Office water cooler	-44.97
Rivera's Landscaping and Construction Inc				
Bill	06/09/2022		Landscaping all sites-April	-3,800.00
Bill Pmt -Check	06/09/2022	16753	Landscaping all sites-April	-3,800.00
Bill	06/23/2022	247	Landscaping- All Sites-May	-3,800.00
Bill Pmt -Check	06/23/2022	16770	Landscaping- All Sites-May	-3,800.00
Robison Oil				
Bill	06/23/2022		Oil delivery	-8,105.66
Bill Pmt -Check	06/23/2022	16771	Oil delivery	-8,105.66
Safe Cloud, Inc.				
Bill	06/09/2022		2 New Cameras at Turnkey (1431 and 1719)	-1,500.00
Bill Pmt -Check	06/09/2022	16754	2 New Cameras at Turnkey (1431 and 1719)	-1,500.00
Suburban Propane				
Bill	06/09/2022		Equipment Rent	-411.72
Bill Pmt -Check	06/09/2022	16755	Equipment Rent	-411.72