



MONTHLY BOARD OF COMMISSIONERS MEETING

JULY 23, 2026
7:00PM AT
DUNBAR HEIGHTS
COMMUNITY ROOM

BOARD OF COMMISSIONERS

Jacqueline Simpkins, Chairman
Yvette Houston, Vice Chair
Nicola Smith-DeFrietas
Dawn Benson
Stephanie Dabbs

EXECUTIVE DIRECTOR
Janneyn Phalen

PEEKSKILL HOUSING AUTHORITY



J. Phalen
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 23, 2026- *Rescheduled* DUNBAR HEIGHTS AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

- a. Resolution No. 07/01/2026 – Approval of Regular Meeting Minutes – July 1st, 2026

III. CORRESPONDENCE: *None*

IV. EXECUTIVE DIRECTOR'S REPORT

- a. Monthly Report – July 2026
- b. Financial Report – June 2026

V. COUNSEL'S REPORT

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS

- a. Resolution No. 07/02/2026 – Approval of June Monthly Bills

VIII. TENANTS' COMMENTS AND CONCERNS

IX. ADJOURNMENT

X. EXECUTIVE SESSION- *Ongoing Matters*

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
JULY 1st, 2026 BOARD MEETING MINUTES
REGULAR SESSION**

WHEREAS, The Board of Commissioners have reviewed the minutes of July 1, 2026 Board 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 July 1, 2026 Board Meeting.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chair Jacqueline Simpkins				
Vice Chairman Yvette Houston				
Commissioner Nicola Smith-DeFreitas				
Commissioner Dawn Benson				
Commissioner Stephanie Dabbs				

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 23, 2026

J. Phalen, Executive Director

PEEKSKILL HOUSING AUTHORITY



J. Phalen
Executive Director

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

PEEKSKILL HOUSING AUTHORITY ANNUAL BOARD OF COMMISSIONERS REGULAR MEETING MINUTES JULY 1st, 2026

ROLL CALL:

Chairman Simpkins- *Absent*
Vice Chairman Houston
Commissioner Smith-DeFreitas
Commissioner Benson
Commissioner Dabbs

J. Phalen, Executive Director
Mark J. Kamensky Esq., Counsel

Vice Chairman Houston welcomed newly elected Commissioner Dabbs July 1, 2026 Board of Commissioners Meeting.

Resolution – 06/01/2026 – Regular Meeting Minutes

Vice Chairman Houston asked for a motion to pass Resolution 06/01/2026. Commissioner Smith-Defreitas made the motion and Commissioner Benson seconded. Vice Chairman Houston asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Commissioner Dabbs-Aye. Resolution passes.

EXECUTIVE DIRECTOR'S REPORT

Revenue – HUD subsidy for May \$705,323

Other Revenue – May \$3,311

Tenant Charges

The Executive Director reviewed the Rent Charges, Total tenant charges, Total Collected, Unpaid Tenant Balance for May 2026.

Bills Paid –The Executive Director reviewed the May bills.

Total expenses for May 2026 \$313,331

Court Proceedings –8 Adjourned.

Tenant Payment Agreements- TPA

Total of 93 residents have payment agreements with a remaining balance of \$521,701.93

Work Orders – May: 99, 3 outstanding

Unit Turnovers – 2 vacant units as of May 30.

Extermination- No Bedbugs treatment in May 2026.

Tenants Account Receivable (TAR)

Total past due for May 2026- 127 tenants (46%) owed \$1,148,078

Vice Chairman Houston: Can you repeat that amount?

Executive Director Phalen: The total outstanding tenant receivable balance is \$1,148,078.

Police Reports:

Police Activity PHA April 28- May 4, 2026 -Bohlmann Towers had 34 visits (33 patrol/follow-up, 1 other), and Dunbar Heights had 29 visits (27 patrol/follow-up, 2 other).

Police Activity PHA May 12 - May 18, 2026, -Bohlmann Towers had 36 visits (30 patrol/follow-up, 6 other), and Dunbar Heights had 25 visits (22 patrol/follow-up, 3 other).

Elevator Bid

PHA bid this project with the following schedule:

Out to Bid: March 30, 2026

Pre-Bid Walk-Through: April 14, 2026

Last Day for Bidder Questions: April 24, 2026

Bid Opening: May 7, 2026

LAN participated in the May 7, 2026 bid opening for the Bohlmann Towers elevator modernization project. The overall construction budget was \$1,200,000, and two (2) bids were received.

The apparent low bid was King Rose of NY, Inc. at \$924,875 (includes a \$25,000 cab allowance). During vetting, King Rose corrected a base bid error related to the Performance and Payment Bond, increasing the bid by \$30,798 to \$955,673, and revised pricing for the alternates (Add Alternate No. 2: \$38,000).

We will be postponing the vote this month for this project while we consult with PHA Legal Counsel regarding the omissions identified in King Rose's bid.

Katharine Mendez, the PHA architect, was not able to attend but I will send the board her report for questions and comments.

Tenant Elections

The Tenant Commissioner election was held on Tuesday, May 26, from 12:00 p.m. to 6:30 p.m. in the community rooms at Bohlmann Towers and Dunbar Heights.

Stephanie Dabbs and Dawn Benson were elected to serve as Tenant Commissioners for two-year terms, with Commissioner Dabbs receiving the higher number of votes and serving the longer initial term.

Landscaping Services Solicitation

Following the Board's prior discussion and direction from the Chairperson, the Authority re-issued the Request for Proposals (RFP) for 2026 landscaping services for all PHA properties, including Bohlmann Towers, Dunbar Heights, and the Turnkey scattered sites. Four proposals were received and evaluated based on cost, capability, and previous experience. After reviewing the evaluation results, the Executive Director recommended awarding the 2026 landscaping services contract to Rosendo Mason Contracting Inc. as the highest-ranked proposer.

A resolution is included for Board for approval.

Management Consulting Services RFP

The Board revisited the proposed MOD Coordinator services contract following discussion at the May meeting. Staff provided additional information regarding the scope of services, funding source, and the separation of responsibilities between the Executive Director and the MOD Coordinator. After further review, the Executive Director reaffirmed the recommendation to award the contract to JC Roskell Management Consultants, Inc. based on the firm's qualifications and experience.

A resolution authorizing the Executive Director to enter into a one-year agreement, with renewal options, is presented for Board consideration.

Grants

Pending Application Submission

1. **Emergency and Non-Presidentially Declared Disaster Grant Application 2025:** For Bohlmann boiler replacement. Application due date is ongoing.

- 2.

Awarded (pending receipt)

CDBG 2025: Requesting \$800,000 (with a \$1.6 million match) for renovation of 170 bathrooms at Bohlmann Towers, per the 2018 Physical Needs Assessment. The County planner stated in her most recent email to me "At this time, we are still waiting for those funds to be released by HUD"

Kiley Center

The County submitted the environmental review from New York State. However, I identified inaccuracies in the submission and returned it for correction before proceeding further.

Other Updates

Dunbar Heights Kitchens

PHA has secured \$310,000 in state funding for kitchen renovations at Dunbar Heights.

Next steps:

- The bidding process will begin once the scope of work is finalized with HUD.

Dunbar Bathroom Project CDBG – Phase 3 Update: The architect is currently performing final inspections as completed work progresses and contractor is working through remaining punch list items.

Bohlmann Sidewalk Replacement and Repair

The Bohlmann Towers sidewalk replacement and repair project has been completed. As part of the work, contractors installed two new ADA-accessible curb cuts on the west side of the property to improve accessibility. Additionally, the front courtyard benches were sandblasted, repainted, and reinstalled.

Dunbar Heights and Turnkey Sites

Gutter cleaning was completed at both Dunbar Heights and the Turnkey scattered site properties as part of routine seasonal maintenance. All downspouts were cleared and confirmed to be flowing properly upon completion. No significant issues were identified during the service, and the work supports ongoing preventive maintenance efforts across the Authority's properties.

Currently Scheduled Projects-2022 CFP grant

1431 Park Street- Concrete sidewalk work.

Bohlmann- Parking lot paving and striping.

1227 Howard Street- Newly constructed fenced-in dumpster area with a roof, front gate and side door. Bathroom renovations (extension of the Dunbar bathroom project).

COUNSEL'S REPORT: I continue to work through a backlog of cases. We bring non-payment proceedings in batches, which start with a 30-day notice.

UNFINISHED BUSINESS:

Resolution – 05/03/2026– Selection of Landscaping Vendor

Vice Chairman Houston asked for a motion to pass Resolution 05/03/2026. Commissioner Smith-Defreitas made the motion and Commissioner Dabbs seconded. Vice Chairman Houston asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Commissioner Dabbs-Aye. Resolution passes.

Resolution – 05/04/2026– Selection of Modernization Coordinator

Vice Chairman Houston asked for a motion to pass Resolution 05/04/2026. Commissioner Smith-Defreitas made the motion and Commissioner Dabbs seconded. Vice Chairman Houston asked if there were any comments, concerns, or questions.

Commissioner Smith-Defreitas: Regarding the option to renew, will we receive an evaluation prior to the renewal?

Executive Director Phalen: Yes. You are giving me the authority to evaluate and decide.

Commissioner Smith-Defreitas: Will you share your evaluation?

Executive Director Phalen: Yes, if the board would like.

The vote was as follows: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Commissioner Dabbs-Aye. Resolution passes.

Resolution – 06/02/2026– May Monthly Bills

Vice Chairman Houston asked for a motion to pass Resolution 06/02/2026. Commissioner Benson made the motion and Commissioner Smith-Defreitas seconded. Vice Chairman Houston asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Commissioner Dabbs-Aye. Resolution passes.

TENANTS QUESTIONS COMMENTS AND CONCERNS:

Yolanda Scott: I received a five-day notice about my rent, and it was the first time I had ever gotten one. If the Housing Authority starts doing something new, will residents be notified in advance?

Executive Director Phalen: The five-day notice is not a new policy. It is a standard rent reminder sent to residents who have not paid their rent and has been part of the Authority's established rent collection process.

Greta Smith: I submitted a work order last Thursday to have a hole under my kitchen sink repaired after my cabinets were removed because of a leak. Someone came yesterday and said they would return today, but they didn't. How long does it usually take for a work order like this to be completed?

Executive Director Phalen: I'll find out what's going on and call you in the morning with an update.

Yolanda Scott: Is there any way that they can put another box in the laundry room?

Executive Director Phalen: I can ask.

Commissioner Dabbs: I've received ongoing complaints regarding the dryer not working at Turnkey.

Yolanda Scott: Can we fix some of the damages at the Kiley Center?

Commissioner Smith-Defreitas: Everything costs money and we do not have the funds to do that right now.

Executive Director Phalen: HUD does not give us any funds for the Kiley Center. Any money spent on the Kiley Center would be taken away from the needs of our residents.

Commissioner Dabbs: There is damage to the parking lot near the Lincoln Street exit that damages cars exiting and entering.

Michelle Stokes: Are the Boys and Girls Club coming to the Kiley Center?

Vice Chairman Houston: That is not in discussion.

Commissioner Smith-Defreitas: Did we have any progress regarding the pit bull?

Executive Director Phalen: I received all of the requested information, and it was verified that the dog is a service animal.

Attorney Kamensky: Is it identified as a service animal?

Executive Director Phalen: Yes

Commissioner Benson: Janneyn, have you seen paperwork verifying that it is a service animal?

Executive Director Phalen: Yes.

Yolanda Scott: Who determines that it qualifies as a service animal?

Attorney Kamensky: The individual must provide certification that the animal performs certain tasks and submit that documentation for review.

Commissioner Smith-Defreitas: Is that certification through the state or the county?

Attorney Kamensky: I believe it is through the county or local authority. There is documentation required showing that the animal has been trained and performs a specific function.

Vice Chairman Houston: How many emotional support animals are residents permitted to have?

Executive Director Phalen: Two animals.

Attorney Kamensky: I will review the list of complaints with the office to determine what documentation exists, what weight can be given to the complaints, and what options are available.

Michelle Stokes: Does this open the door for everyone who wants to have a dog to do so?

Attorney Kamensky: Residents must provide the required HUD documentation and certification showing that the animal qualifies as an emotional support animal.

Vice Chairman Houston motioned to adjourn the meeting. Commissioner Smith-Defreitas made the motion and Commissioner Dabbs seconded.

The meeting was adjourned at 8:16 pm.

PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
July 23, 2026
EXECUTIVE DIRECTOR'S REPORT

Revenue	June
HUD Subsidy – Bohlmann (AMP 1)	61,229
HUD Subsidy – All other sites (AMP 2)	59,257
Proceeds from Capital Funds/Shortfall Funds/ROSS Grant	20,833
Total HUD Revenue	141,319
Other Revenue– Non-Federal	
Laundry Commissions	2,382
CAP Office	0
Health Center	740
Interest	681
Total	3,803
TENANT CHARGES	June
Rent	188,495
Parking	1,861
Misc. (key cards, maintenance charges, legal fees)	80
Late fees	984
Air Conditioners	956
TOTAL TENANT CHARGES	192,376
Total Collected	181,262
Unpaid Tenant Balance for the month	11,114
All Outstanding Tenant Charges	1,159,192
Monthly write offs-Outstanding balances for move outs	0

Financial

BILLS PAID

	June
Payroll (M)	74,249
Elevator (Q)	1,992
Exterminator (M)	0
City Trash Collection (Q)	0
City Water (Q)	0
Sewer Tax (Semi-Annual)	0
Robison Fuel Oil (M)	15,066
Electric (M)	23,502
Gas (M)	14,089
Propane (M)	3,606
Legal – PHA Attorney (M)	3,200
Legal – Labor Attorney	0
Lawsuit Deductibles	0
Health Insurance/Dental Insurance(M)	2,255
Process Server – Evictions (M)	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	0
Credit Card (M)-Maintenance Supplies, Office Expenses, Tenant Services	0
Other Maintenance Supplies and Contracts (M) <i>(\$25,400 for Power washing)</i>	28,131
Other Office Expenses and Contracts (M)	4,658
PILOT (SA)	0
NYS Retirement Contribution (A)	2,924
Medicare Part B Reimbursement	0
Unit Turnaround Contracts	12,800
TOTAL EXPENSES	\$186,472
ROSS Grant (Salary, expenses and training)	6,154
CAPITAL FUND PROJECTS (construction and architect fees)	109,250

COURT PROCEEDINGS

MONTH	# RESIDENTS	BALANCE	#PAID	AMOUNT PAID	RESULT/COMMENTS
July 2025	5	62,524			5 - Adjourned
August 2025	6	65,409	2	1,249	6 - Adjourned
September 2025	10	110,087	0	0	1 – Stipulation 3 – Possession 6 – Adjourned
October 2025	6	104,865	0	0	1-Stipulation 4-Adjourned 1-Possession
November 2025	3	35,835	0	0	3-Adjourned
December 2025	1	21,455	0	0	1-Stipulation
January 2026	7	138,293	0	0	6-Adjourned 1-Possession
February 2026	4	115,929	0	0	3-Adjourned 1-Possession
March 2026	7	99,021	5	14,214	6-Adjourned 1-Stipulation
April 2026	9	108,223	7	23,800	1-Stipulation 8-Adjourned
May 2026	8	77,767	8	13,074	8-Adjourned
June 2026	6	85,334	5	3,677	6-Adjourned
July 2026					
August 2026					

WORK ORDERS

MONTH	CALLS	COMPLETE	OUTSTANDING OR COMMENTS
January 2025	127	127	
February	122	122	
March	148	148	
April	108	108	
May	108	108	
June	171	171	
July	131	131	
August	116	116	
September	89	89	
October	157	157	
November	115	115	
December	120	120	
January 2026	92	92	
February	119	119	
March	115	115	
April	100	100	
May	99	99	
June	123	120	3 Outstanding

Tenant Payment Agreement Summary – As of June 30, 2026

Bohlmann Towers (46 Agreements)

- Total Agreement Amount: \$300,477.45
- Total Received: \$68,366.68
- Remaining Balance: \$232,110.77

Dunbar Heights (34 Agreements)

- Total Agreement Amount: \$298,851.41
- Total Received: \$80,262.20
- Remaining Balance: \$218,589.21

Turnkey (12 Agreements)

- Total Agreement Amount: \$84,510.80
- Total Received: \$18,578.00
- Remaining Balance: \$65,932.80

PHA Total (92 Agreements)

- Total Agreement Amount: \$683,839.66
- Total Received: \$167,206.88
- Remaining Balance: \$516,632.78

UNIT TURNOVER

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-J	1	02/02/26	03/12/26	04/01/26	
BT 4-G	3	02/06/26	05/28/26	06/11/26	
BT 8-J	4	03/31/26			CONTRACTORS WORKING
DH 9-B	4	12/19/25	01/15/26	02/06/26	
DH 16-D	2	02/06/26	04/03/26	04/20/26	
TK 1431B 3-L	3	02/28/26			OFFLINE
TK 1227 3-M	3	02/06/26	04/12/26	05/15/26	
TK 1227 4-M	3	02/06/26			OFFLINE
TOTAL VACANT	3				
OFFLINE	2				

EXTERMINATION SUMMARY – BEDBUGS - # Treatments

MONTH	2024	2025	2026	Comment
January	0	1	1	
February	2	2	0	
March	0	17	0	2025-3 confirmed 14 Preventative Services
April	2	2	1	
May	2	2	0	
June	2	1	0	
July	1	0		
August	0	0		
September	0	1		
October	2	0		
November	0	0		
December	0	0		
TOTAL	11	26	2	
COST	\$2,267	\$4,117	\$175	

ACTIVE UNITS

As of June 30th	
Bohlmann Towers	143
Dunbar Heights	96
Turnkey	31
Total Occupancy Rate	99% (270)

TENANT ACCOUNTS RECEIVABLE - LATE OR NO PAYMENT

SITE	# Units	No Payment	Past Due through June 30, 2026
Bohlmann Towers	144	(15) 17	76 owed \$615,274 (607,368)
Dunbar Heights	96	(23) 25	33 owed \$396,225 (391,976)
Turnkey	33	(8) 9	20 owed \$147,692 (148,733)
Totals	273	(46) 51	129- 47% - \$1,159,192 (\$1,148,078)

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity: June 2 – June 8, 2026

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	29	24	5
Dunbar Heights	22	20	2*

* **Bohlmann Towers – Other:** 1 Parking Complaint, 2 Medical Calls, 1 Police Investigation, 1 Traffic Stop

* **Dunbar Heights – Other:** 1 Domestic Incident, 1 Traffic Stop

PHA Activity: June 23 – June 29, 2026

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	18	13	5*
Dunbar Heights	28	24	4*

* **Bohlmann Towers – Other:** 3 Parking Complaints, 1 Medical, 1 Burglary.

* **Dunbar Heights – Other:** 1 EDP Call, 1 Dispute, 1 911 Hang Up, 1 Fire Response.

Grants

Pending Application Submission

1. **Emergency and Non-Presidentially Declared Disaster Grant Application 2025:** For Bohlmann boiler replacement. Application due date is ongoing.

Awarded (pending receipt)

1. **CDBG 2025:** Requesting \$800,000 (with a \$1.6 million match) for renovation of 170 bathrooms at Bohlmann Towers, per the 2018 Physical Needs Assessment. The County planner stated in her most recent email to me “At this time, we are still waiting for those funds to be released by HUD”.

Kiley Center

The state corrected the discrepancies on the environmental review, and it was forwarded to PHA consultant. The next step is to hold a resident meeting and then request for board approval to submit the application to HUD. The resident meeting will be held before the September board meeting.

Advertisements

Fee Accountant

PHA's current Fee Accountant, **John Cruikshank**, will retire effective **October 1, 2026**. On July 15, 2026, PHA advertised the Request for Proposals in The Journal News, PHADA, NYSPHADA and direct outreach to qualified firms. Proposals are due by **August 14, 2026**.

Capital Fund Program – Public Hearing

On July 15, 2026, PHA submitted the required public hearing notice to The Journal News for publication. The hearing for the FY2026 Capital Fund Program Five-Year Action Plan and Annual Statement is scheduled for **September 17, 2026**, in accordance with HUD requirements.

Job Opening

On July 15th, PHA advertised an opening for a **Maintenance Laborer** on Indeed, through the current CSEA union, and with NYSPHADA. The position will fill a current vacancy and support succession planning in anticipation of an upcoming maintenance staff retirement. Resumes are being reviewed, and interviews are currently underway.

Other Updates

HUD semi-annual visit

On June 29, representatives from HUD's New York Regional Office conducted a semi-annual progress review at the Peekskill Housing Authority to assess the Authority's progress on its Corrective Action Plan related to its designated substandard status based on 2024 financial reports.

Following a review of PHA's quarterly progress report and annual operating budget, HUD advised that the Authority is making significant progress toward meeting the required benchmarks. Based on the progress to date, HUD indicated that PHA will be restored to **Standard Performer** status when the new HUD budget is released.

Federal Housing Legislation Update

On July 11, 2026, the **21st Century ROAD to Housing Act** became law, marking one of the most significant federal housing policy changes in recent years. While many provisions primarily affect Housing Choice Voucher and Moving to Work (MTW) agencies, the legislation also expands the Rental Assistance Demonstration (RAD) program allowing more housing authorities nationwide to participate if they choose. The law also authorizes several new HUD pilot programs, including a public housing temperature sensor pilot, and encourages additional affordable housing development through program reforms. PHA staff will monitor HUD guidance for any future funding or program opportunities that may benefit the Authority.

Kiley Center

The state corrected the discrepancies on the environmental review, and it was forwarded to PHA consultant. The disposition application is currently under review for completeness before it is submitted to HUD.

Elevator Project

Following May 7, 2026, bid opening for the Bohlmann Towers Elevator Modernization Project, PHA and its architect continued reviewing the bids received. After consultation with legal counsel regarding bid irregularities identified during the review process, it was determined that the project will be re-bid to ensure compliance with procurement requirements and to protect the integrity of the bidding process. The project will be brought back to the Board once the new procurement process is complete.

Dunbar Heights Kitchens

PHA has secured \$310,000 in state funding for kitchen renovations at Dunbar Heights.

Next steps:

- The bidding process will begin once the scope of work is finalized with HUD.

Dunbar Bathroom Project CDBG – Phase 3 Update: The contractor is working through remaining punch list items.

PHA IT systems

PHA is in the process of upgrading the IT backup system by transitioning to a secure cloud-based backup solution. This upgrade will enhance data protection, improve disaster recovery capabilities, strengthen cybersecurity, and ensure greater continuity of operations in the event of a system failure or other unforeseen disruption.

Currently Scheduled/To be scheduled projects-2022 CFP grant

1431 Park Street- Concrete sidewalk work.

Bohlmann- Parking lot paving and striping.

1227 Howard Street- Bathroom renovations (extension of the Dunbar bathroom project).

Dunbar low roofs-The porch overhang roofs will be repaired and replaced

1431 & 1719 Park Street- Laundry room doors and frames need to be replaced before the fob system is installed. Doors are ordered and work should begin shortly. Minor daytime disruption for laundry services during that time but notices will be posted.

Respectfully Submitted,

Janneyn Phalen

Executive Director

FINANCIAL REPORT



PEEKSKILL HOUSING
AUTHORITY

PHA

- 1) Balance Sheet
- 2) Profit and Loss Month
- 3) Profit Year To Date
- 4) Summary Operating Statement

Peekskill Housing Authority
Balance Sheet
As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	590,965.97
1111.5 Cash - Payroll Account	77,165.46
1112 Chase - Nonfederal	738,865.86
1114 Security Deposit Fund	80,101.23
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	1,488,098.52
Other Current Assets	
1123 Allowance for Doubt. Accts	-983,238.00
1125 AR HUD	640,170.90
1129 AR Other	2,588.34
1211 Prepaid Insurance	62,769.17
1260 Material Inventory	34,813.00
1261 Obsolete Inventory	-1,741.00
1122.1 · 1122.1 TAR Bohlmann	311,968.62
1122.2 · 1122.2 TAR Dunbar	281,169.22
1122.3 · 1122.3 TAR Turnkey	102,249.76
1122.7 · 1122.7 TAR Repays Bohlmann	231,258.73
1122.8 · 1122.8 TAR Repays Dunbar	224,855.88
1122.9 · 1122.9 TAR Repays Turnkey	57,779.42
1262 · 1262 Fuel Oil Inventory	26,045.00
Total Other Current Assets	990,689.04
Total Current Assets	2,478,787.56
Fixed Assets	
1400.10 Leasehold Improvements	3,733,529.76
1400.12 Building Improvements	2,826,518.82
1400.44 CFP 2022	34,750.32
1400.45 CFP 2023	638,818.75
1400.5 Accumulated Depreciation	-25,788,610.67
1400.51 Accumulated Amortizatio	-16,162.20
1400.6 Land	131,611.00
1400.7 Buildings	22,980,464.90
1400.8 Equipment - Dwellings	238,849.00
1400.9 Equipment - Admin	999,484.98
1400.95 Equipment - Cap Leases	17,056.20
1401 CDBG Costs	152,643.15
Total Fixed Assets	5,948,954.01
Other Assets	
1420 · 1420 Deferred Outflows GASB-68	270,545.00
1421 · 1421 Deferred Outflows OPEB	697,902.00
Total Other Assets	968,447.00
TOTAL ASSETS	9,396,188.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	4,005.70
Total Accounts Payable	4,005.70

4:33 PM

07/07/26

Accrual Basis

Peekskill Housing Authority

Balance Sheet

As of June 30, 2026

	Jun 30, 26
Other Current Liabilities	
2111 Accounts Payable	82,025.84
2114 Tenant Security Deposits	81,837.56
2117.3 Pension Payable	3,863.30
2117.5 Group Insurance	958.80
2118 Due to HUD	7,048.87
2133 Accrued utilities	153,793.25
2135 Accrued Payroll	15,635.00
2136 Accrued Pension	37,500.00
2137 Payments in Lieu of Taxes	105,334.48
2138 Accrued Comp. Absences	218,974.00
2146 Lease Payable	1,192.00
2290 Deferred Credits	740.16
2240.1 · Prepaid Rent Bohlmann	7,117.46
2240.2 · Prepaid Rent Dunbar	6,380.60
2240.3 · Prepaid Rent Turnkey	2,771.93
Total Other Current Liabilities	725,173.25
Total Current Liabilities	729,178.95
Long Term Liabilities	
2134 Acrued OPEB	3,979,753.00
2140 Net Pension Liability	377,551.00
2400 Deferred Inflows GASB-68	48,235.00
2410 Deferred Inflows OPEB	1,540,712.00
Total Long Term Liabilities	5,946,251.00
Total Liabilities	6,675,429.95
Equity	
2803 Invested in Capital Assets	5,368,981.03
2807 Unrestricted Net Assets	-4,039,688.24
32000 · Retained Earnings	254,584.81
Net Income	1,136,881.02
Total Equity	2,720,758.62
TOTAL LIABILITIES & EQUITY	9,396,188.57

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Accrual Basis

Peekskill Housing Authority

Profit & Loss

June 2026

	Jun 26
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	101,641.00
3110.2 Dunbar Heights	51,143.00
3110.21 Retro Rent DH	6,093.00
3110.4 Turnkey	29,618.00
Total 3110 Dwelling Rental	188,495.00
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	780.00
3190.2 Dunbar Heights	766.00
3190.4 Turnkey	315.00
Total 3190 Nondwelling Rental	1,861.00
3610 Interest on Gen. Fund Inv.	681.09
3690 Other Income	
3690.1 Laundry Room Income	2,382.32
3690.3 Health Center Rent	740.16
3690.6 Late Fees	
Bohlmann Towers	509.40
Dunbar Heights	376.55
Turnkey	98.30
Total 3690.6 Late Fees	984.25
3690.8 Work Orders	
Bohlmann Towers	80.00
Total 3690.8 Work Orders	80.00
3690.9 AC - BT	835.50
3690.9 Ac - TK	120.00
Total 3690 Other Income	5,142.23
3691 Other Income CFP Subsidy	20,833.00
8020 Operating Subsidy	
8020.1 AMP 1	61,228.50
8020.2 AMP2	59,256.50
Total 8020 Operating Subsidy	120,485.00
Total Income	337,497.32
Gross Profit	337,497.32
Expense	
4110 Administrative Salaries	29,034.06
4130 Legal Expense	3,200.00
4170 Accounting Fees	2,400.00
4171 Auditing Fees	2,083.00
4190.15 Cell Phones/Pagers	279.50
4190.3 Telephone	292.89
4190.5 Forms, Station. & Office	2,287.38
4190.6 All Other Sundry	147.91
4190.7 Admin. Service Contracts	1,113.14
4190.9 Advertising	444.80
4320 Electricity	23,502.01
4330 Gas	14,089.45
4335 Propane	3,605.57
4340 Fuel	15,066.39
4410 Labor	45,215.06
4420 Materials	
4420.01 Supplies - Grounds	4,237.43
Total 4420 Materials	4,237.43

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Accrual Basis

Peekskill Housing Authority
Profit & Loss
June 2026

	Jun 26
4430.11 Routine Maint Contracts	2,500.00
4430.4 Elevator Contracts	1,992.00
4430.6 Unit Turnaround Contract	12,800.00
4510 Insurance Expense	18,812.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	1,213.14
4540.2 Employee Ben - Maint	3,267.94
4540.6 GASB-68 Admin	12,500.00
Total 4540 Employee Benefits	16,981.08
4570 Collection Losses	6,152.50
Total Expense	206,236.17
Net Ordinary Income	131,261.15
Other Income/Expense	
Other Expense	
4610 Extraordinary Maintenance	25,400.00
4805 ROSS 2022 Expenses	6,259.91
Total Other Expense	31,659.91
Net Other Income	-31,659.91
Net Income	99,601.24

Peekskill Housing Authority

Profit & Loss

April through June 2026

	Apr - Jun 26
Ordinary Income/Expense	
Income	
3110 Dwelling Rental	
3110.1 Bohlmann Towers	299,155.00
3110.2 Dunbar Heights	161,872.00
3110.21 Retro Rent DH	7,835.00
3110.4 Turnkey	88,770.00
Total 3110 Dwelling Rental	557,632.00
3190 Nondwelling Rental	
3190.1 Bohlmann Towers	2,070.48
3190.2 Dunbar Heights	2,326.00
3190.4 Turnkey	908.23
Total 3190 Nondwelling Rental	5,304.71
3610 Interest on Gen. Fund Inv.	1,877.09
3690 Other Income	
3690.1 Laundry Room Income	6,863.27
3690.3 Health Center Rent	2,220.48
3690.6 Late Fees	
Bohlmann Towers	1,334.80
Dunbar Heights	976.10
Turnkey	268.99
Total 3690.6 Late Fees	2,579.89
3690.8 Work Orders	
Bohlmann Towers	315.00
Total 3690.8 Work Orders	315.00
3690.9 AC - BT	1,788.24
3690.9 Ac - TK	252.58
Total 3690 Other Income	14,019.46
3691 Other Income CFP Subsidy	62,499.00
8020 Operating Subsidy	
8020.1 AMP 1	191,197.00
8020.2 AMP2	185,039.00
Total 8020 Operating Subsidy	376,236.00
Total Income	1,017,568.26
Gross Profit	1,017,568.26
Expense	
4110 Administrative Salaries	86,421.62
4130 Legal Expense	12,885.00
4140 Staff Training	1,706.66
4170 Accounting Fees	7,200.00
4171 Auditing Fees	6,249.00
4190.15 Cell Phones/Pagers	662.11
4190.2 Membership Dues & Fees	245.00
4190.3 Telephone	292.89
4190.5 Forms, Station. & Office	10,259.46
4190.6 All Other Sundry	6,525.24
4190.7 Admin. Service Contracts	9,145.25
4190.71 Leases	753.79
4190.9 Advertising	1,735.45
4220.01 Other Tenant Services	68.88
4310 Water & Sewer	85,206.99
4320 Electricity	66,281.56
4330 Gas	71,858.50
4335 Propane	4,869.96

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07/07/26

Accrual Basis

Peekskill Housing Authority
Profit & Loss
 April through June 2026

	Apr - Jun 26
4340 Fuel	64,890.96
4410 Labor	135,505.49
4420 Materials	
4420.01 Supplies - Grounds	22,950.70
Total 4420 Materials	22,950.70
4430.1 Garbage & Trash Removal	19,784.00
4430.10 Alarm/Extinguish Contra	369.97
4430.11 Routine Maint Contracts	11,762.50
4430.2 Heating & Cooling Contr	4,387.53
4430.4 Elevator Contracts	5,209.65
4430.6 Unit Turnaround Contract	38,550.00
4430.9 Exterminating Contracts	3,225.00
4510 Insurance Expense	56,437.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	40,267.37
4540.2 Employee Ben - Maint	42,360.23
4540.6 GASB-68 Admin	37,500.00
Total 4540 Employee Benefits	120,127.60
4570 Collection Losses	18,652.50
4190.72 · 4190.73 IT Services	2,700.00
7520 · 7520 Equipment Purchases	14,650.00
Total Expense	891,570.26
Net Ordinary Income	125,998.00
Other Income/Expense	
Other Income	
8029.52 Capital Fund Grant 2022	586,429.03
8029.56 Capital Fund Grant 2025	176,328.00
8029.50 · 8029.50 Capital Fund Grant 2020	289,940.00
Total Other Income	1,052,697.03
Other Expense	
4610 Extraordinary Maintenance	25,400.00
4805 ROSS 2022 Expenses	16,414.01
Total Other Expense	41,814.01
Net Other Income	1,010,883.02
Net Income	1,136,881.02

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Three Months Ended June 30, 2026

	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	536,028	2,141,190	535,298	557,632	22,335
Nondwelling Rent	5,585	21,960	5,490	5,305	(185)
Interest Income	1,823	500	125	500	375
Other Income	27,325	35,000	8,750	14,020	5,270
HUD Operating Subsidy	473,183	1,650,000	412,500	376,236	(36,264)
CFP Operations Subsidy	50,000	250,000	62,500	62,499	(1)
Total Operating Receipts - Including HUD Contril	1,093,944	4,098,650	1,024,663	1,016,192	(8,471)
Expenses					
Operating Expenditures					
Administrative:					
Administrative Salaries	82,676	379,370	94,843	86,422	8,421
Legal Expense	11,500	45,000	11,250	12,885	(1,635)
Training	7,077	5,000	1,250	1,707	(457)
Travel	0	5,000	1,250	0	1,250
Accounting Fees	7,200	30,000	7,500	7,200	300
Auditing Fees	6,249	25,000	6,250	6,249	1
Telephone, Office Supplies, Miscellaneous	43,635	154,000	38,500	32,319	6,181
Total Administrative Expenses	158,337	643,370	160,843	146,782	14,061
Tenant Services:					
Contracts	0	0	0	0	0
Relocation and other	0	20,000	5,000	69	4,931
Total Tenant Services Expenses	0	20,000	5,000	69	4,931
Utilities:					
Water/Sewer	88,313	260,000	65,000	85,207	(20,207)
Electricity	66,911	290,000	72,500	66,282	6,218
Gas	73,493	250,000	62,500	71,859	(9,359)
Fuel	54,360	297,000	74,250	69,761	4,489
Total Utilities Expenses	283,077	1,097,000	274,250	293,109	(18,859)
Ordinary Maintenance & Operation:					
Labor-Maintenance	145,465	638,060	159,515	135,505	24,010
Materials - Maintenance	30,617	170,000	42,500	22,951	19,549
Maint Contract Costs	107,311	430,000	107,500	83,290	24,210
Total Maintenance Expenses	283,393	1,238,060	309,515	241,746	67,769
Protective Services:					
Contracts	0	5,000	1,250	0	1,250
Total Protective Services	0	5,000	1,250	0	1,250
General Expense:					
Insurance	52,434	239,000	59,750	56,437	3,313
Payments in Lieu of Taxes	26,016	106,620	26,655	27,187	(532)
Employee Benefit Contributions	143,496	594,820	148,705	120,128	28,577
Collection Losses	18,750	75,000	18,750	18,653	97
Total General Expenses	240,696	1,015,440	253,860	222,405	31,455
Nonroutine Items:					
Extraordinary Items	16,190	10,000	2,500	40,050	(37,550)
Total Operating Expenses	981,693	4,028,870	1,007,218	944,161	100,607
Net Income/(Loss)	112,251	69,780	17,445	72,031	54,586

**PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
REVIEW OF MONTHLY BILLS AS LISTED
JUNE 2026**

WHEREAS, the Board of Commissioners of the Peekskill Housing Authority is responsible for monitoring the Authority's expenditures; and

WHEREAS, the bills for the period of June 2026 are set forth in the attached Bills List; and

WHEREAS, the Board of Commissioners has reviewed the Bills List; and

WHEREAS, any questions and/or concerns regarding certain bills listed have been satisfactorily addressed;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Peekskill Housing Authority hereby approves the bills as presented in the June 2026 Bills List.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chair Jacqueline Simpkins				
Vice Chairman Yvette Houston				
Commissioner Nicola Smith-DeFreitas				
Commissioner Dawn Benson				
Commissioner Stephanie Dabbs				

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 23, 2026

J. Phalen, Executive Director

Peekskill Housing Authority Transaction List by Vendor June 2026

Type	Date	Num	Memo	Amount
Aflac New York				
Bill Pmt -Check	06/03/2026	19599	Supplemental G...	-479.40
Bill	06/04/2026		Supplemental G...	-479.40
Avaya Financial Services				
Bill	06/18/2026		OFFICE PHONES	-292.89
Bill Pmt -Check	06/18/2026	19627	OFFICE PHONES	-292.89
City of Peekskill				
Bill	06/18/2026		Vehicle Fuel- M...	-193.75
Bill Pmt -Check	06/18/2026	19626	Vehicle Fuel- M...	-193.75
Con Edison				
General Journal	06/08/2026	Gas	807 Main St heat	8,677.60
Bill	06/18/2026		Kiley Center Gas	-1,227.44
Bill Pmt -Check	06/18/2026	19625	Kiley Center Gas	-1,227.44
CSEA				
Bill Pmt -Check	06/03/2026	19600	AGENCY UNIO...	-311.96
Bill	06/04/2026		AGENCY UNIO...	-311.96
Bill	06/18/2026		AGENCY UNIO...	-311.96
Bill Pmt -Check	06/18/2026	19624	AGENCY UNIO...	-311.96
CSEA Employee Benefit Fund				
Bill	06/18/2026		CSEA Employe...	-1,776.39
Bill Pmt -Check	06/18/2026	19630	CSEA Employe...	-1,776.39
DEC Office Solutions, Inc.				
Bill	06/18/2026		Copy Machine B...	-291.57
Bill Pmt -Check	06/18/2026	19623	Copy Machine B...	-291.57
Di Paterio Contracting Inc.				
Bill Pmt -Check	06/03/2026	19612	Bathroom projec...	-109,250.00
Bill	06/04/2026		Bathroom projec...	-109,250.00
General Journal	06/30/2026	AJE002	To reverse 3/31/...	109,250.00
Home Depot Credit Services				
Bill	06/18/2026		VOID: MAINTEN...	0.00
Bill Pmt -Check	06/18/2026	19614	VOID: MAINTEN...	0.00
Home Improvement St. John's				
Bill	06/04/2026		Unit Turnaround...	-12,800.00
Bill Pmt -Check	06/04/2026	19611	Unit Turnaround...	-12,800.00
Bill	06/18/2026		Power-washing, ...	-7,550.00
Bill Pmt -Check	06/18/2026	19615	Power-washing, ...	-7,550.00
Bill	06/18/2026		Power-washing, ...	-17,850.00
Bill Pmt -Check	06/18/2026	19629	Power-washing, ...	-17,850.00
John G. Cruikshank				
Bill	06/18/2026		Accounting Serv...	-2,400.00
Bill Pmt -Check	06/18/2026	19622	Accounting Serv...	-2,400.00
K & S POWDER COATING INC				
Bill	06/08/2026		Benches; Sand ...	-2,500.00
Bill Pmt -Check	06/08/2026	19613	Benches; Sand ...	-2,500.00
Kimberlyn McIver				
Bill Pmt -Check	06/03/2026	19598	ROSS Coordina...	-3,077.00
Bill	06/04/2026		ROSS Coordina...	-3,077.00
Bill	06/18/2026		ROSS Coordina...	-3,077.00
Bill Pmt -Check	06/18/2026	19628	ROSS Coordina...	-3,077.00
Liberty Elevator Corporation				
Bill Pmt -Check	06/03/2026	19602	Elevator Repair...	-1,992.00
Bill	06/04/2026		Elevator Repair...	-1,992.00
New York Power Authority				
General Journal	06/01/2026	NYPAR	Reverse of GJE ...	-20,554.42
Bill Pmt -Check	06/03/2026	19603	ELECTRICITY-...	-20,554.42
Bill	06/04/2026		ELECTRICITY-...	-20,554.42
Bill	06/18/2026		ELECTRICITY-...	-23,502.01
Bill Pmt -Check	06/18/2026	19621	ELECTRICITY-...	-23,502.01
NYS & Local Employees Retirement Systems				
General Journal	06/08/2026	ERS	June ERS payt	2,924.06
Paychex				
General Journal	06/03/2026	Paychex	Corestream	96.59
General Journal	06/17/2026	Paychex	Corestream	96.57
Pierro & Kamensky				
Bill	06/18/2026		Legal Services t...	-3,200.00
Bill Pmt -Check	06/18/2026	19620	Legal Services t...	-3,200.00

Peekskill Housing Authority Transaction List by Vendor June 2026

Type	Date	Num	Memo	Amount
Pitney Bowes Global Financial Serv. LLC				
Bill Pmt -Check	06/03/2026	19604	Postage Meter b...	-515.82
Bill	06/04/2026		Postage Meter b...	-515.82
Pitney Bowes Purchase Power				
Bill	06/18/2026		Postage/supplies	-710.25
Bill Pmt -Check	06/18/2026	19619	Postage/supplies	-710.25
Primo Brands				
Bill	06/18/2026		Ready Fresh W...	-147.91
Bill Pmt -Check	06/18/2026	19618	Ready Fresh W...	-147.91
Right-Trak Design Inc.				
Bill	06/18/2026		Budget Preparat...	-618.75
Bill Pmt -Check	06/18/2026	19617	Budget Preparat...	-618.75
Robison				
Bill	06/18/2026		Oil Delivery; 696...	-15,066.39
Bill Pmt -Check	06/18/2026	19631	Oil Delivery; 696...	-15,066.39
Sav-Mor Discount Auto Parts				
Bill Pmt -Check	06/03/2026	19605	PHA Vehicle Re...	-37.98
Bill	06/04/2026		PHA Vehicle Re...	-37.98
Stephen Hamilton				
Bill	06/24/2026		CSEA Contract: ...	-1,100.00
Bill Pmt -Check	06/24/2026	19632	CSEA Contract: ...	-1,100.00
Suburban Propane				
Bill Pmt -Check	06/03/2026	19606	Propane Tank R...	-672.00
Bill	06/04/2026		Propane Tank R...	-672.00
Bill	06/18/2026		Propane Deliver...	-2,933.57
Bill Pmt -Check	06/18/2026	19616	Propane Deliver...	-2,933.57
USA Today Media Corp.				
Bill Pmt -Check	06/03/2026	19607	Newspaper Adv...	-444.80
Bill	06/04/2026		Newspaper Adv...	-444.80
Verizon				
Bill Pmt -Check	06/03/2026	19608	914 737 7022 6...	-150.99
Bill	06/04/2026		Verizon- Office l...	-150.99
Verizon Wireless				
Bill Pmt -Check	06/03/2026	19609	Ross Coordinat...	-353.41
Bill	06/04/2026		Ross Coordinat...	-353.41
Bill	06/04/2026		Administration D...	-32.00
Bill Pmt -Check	06/04/2026	19610	Administration D...	-32.00