PEEKSKILL HOUSING AUTHORITY

PHA

MONTHLY BOARD OF COMMISSIONERS MEETING

SEPTEMBER 17, 2026
7:00PM AT
BOHLMANN TOWERS
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
BOARD OF COMMISSIONERS
PUBLIC HEARING
SEPTEMBER 17, 2026
AGENDA

I. ROLL CALL

II. 5 YEAR AND ANNUAL PLAN FOR THE FISCAL YEARS OF APRIL 2026 – MARCH 2030

III. PUBLIC COMMENTS

IV. SECTION 18 DISPOSITION APPLICATION- KILEY CENTER

V. PUBLIC COMMENTS

VI. ADJOURNMENT

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PEEKSKILL HOUSING AUTHORITY
MONTHLY BOARD OF COMMISSIONERS
MEETING – SEPTEMBER 17, 2026
BOHLMANN TOWERS
AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

a. Resolution No. 09/01/2026 – Approval of Regular Meeting Minutes – July 23, 2026

III. CORRESPONDENCE: *None*

IV. EXECUTIVE DIRECTOR'S REPORT

a. Monthly Report – September 2026
b. Financial Report – August 2026

V. COUNSEL'S REPORT

VI. UNFINISHED BUSINESS:

VII. NEW BUSINESS

a. Resolution No. 09/02/2026 – Approval of July Monthly Bills
b. Resolution No. 09/03/2026 – Approval of August Monthly Bills
c. Resolution No. – 09/04/2026 – Approving 5 Year and Annual Plan for the Fiscal Years of April 2026 – March 2030
d. Resolution No. – 09/05/2026 – Submission of Section 18 Application

VIII. TENANTS' COMMENTS AND CONCERNS

IX. ADJOURNMENT

X. EXECUTIVE SESSION- *Ongoing Matters*

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PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
JULY 23, 2026

ROLL CALL:

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

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

Chairman Simpkins welcomed everyone to the July 23, 2026 Board of Commissioners Meeting.

Resolution – 07/01/2026 – Regular Meeting Minutes

Chairman Simpkins asked for a motion to pass Resolution 07/01/2026. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Simpkins asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Chairman Simpkins - Abstain: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Resolution passes.

EXECUTIVE DIRECTOR'S REPORT

Revenue – HUD subsidy for June $141,319

Other Revenue – June $3,803

Tenant Charges

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

Bills Paid –The Executive Director reviewed the June bills.

Total expenses for June 2026 $186,472

Court Proceedings –6 Adjourned.

Tenant Payment Agreements- TPA

Total of 92 residents have payment agreements with a remaining balance of $516,632.78

Work Orders – June: 123, 3 outstanding

Unit Turnovers – 3 vacant units as of June 30.

Extermination- No Bedbugs treatment in June 2026.

Tenants Account Receivable (TAR)

Total past due for June 2026- 129 tenants (47%) owed $1,159,192

Police Reports:

Police Activity PHA June 2- June 8, 2026 -Bohlmann Towers had 29 visits (24 patrol/follow-up, 5 other), and Dunbar Heights had 22 visits (20 patrol/follow-up, 2 other).

Police Activity PHA June 23 - June 29, 2026, -Bohlmann Towers had 18 visits (13 patrol/follow-up, 5 other), and Dunbar Heights had 28 visits (24 patrol/follow-up, 4 other).

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.

Vice Chairman Houston: The key fobs access, is that just for Turnkey? What about Bohlmann?

Executive Director Phalen: Yes, just for Turnkey. Bohlmann already has the key fob access.

Executive Director Phalen: I also wanted to inform everyone that I was notified by HAI group that the 2026 winner of their $6,000 scholarship is Ms. Skylar Houston. Congratulations to her.

COUNSEL'S REPORT: Two cases have agreements regarding the amounts owed and were adjourned until next month to allow us to prepare the payment packages. Two additional cases have stipulations consenting to judgments and warrants, which are stayed until mid-August. If payment is not received, the Authority may proceed with enforcement.

Seven additional eviction cases have been filed and are out for service, with a court return date of August 7. Another 10 tenants have received initial 30-day notices. We have had some success obtaining lump-sum payments from tenants who are able to secure funds from multiple sources. Defaults have also been filed in approximately four cases involving previously established repayment agreements.

As far as emotional-support animals, HUD's position has changed. New York State law continues to provide protections for qualifying emotional-support animals. Appropriate documentation from a health-care professional is required, but tenants cannot be required to provide medical records or a specific diagnosis. Qualifying animals may be exempt from certain pet-policy restrictions, including breed and size restrictions, but tenants remain responsible for ensuring that the animals do not damage property or create safety concerns.

Executive Director Phalen: Have you ever seen state law changed to match federal law?

Attorney Kamensky: No. That would be surprising.

UNFINISHED BUSINESS: *None*

Resolution – 07/02/2026– June Monthly Bills

Chairman Simpkins asked for a motion to pass Resolution 07/01/2026. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded. Chairman Simpkins asked if there were any comments, concerns, or questions. There were none. The vote was as follows: Chairman Simpkins -Aye: Vice Chairman Houston-Aye: Commissioner Smith-Defreitas-Aye: Commissioner Benson-Aye: Resolution passes.

TENANTS QUESTIONS COMMENTS AND CONCERNS:

Pauline Gilchrist: Are the contractors still working on bathrooms?

Executive Director Phalen: Yes. There are punch list items that are still being completed, but you would only be notified if there are items that needed to be corrected in your bathroom.

Pauline Gilchrist: Who is the new landscaping company. They are doing a great job. The grounds and yards had been cleaned up and tree limbs trimmed beautifully. Can we be notified when they are coming because the debris from the parking lot sometimes lands on residents' vehicles.

Executive Director Phalen: It's Rosendo. They service a lot of Housing Authorities. Okay.

Chairman Simpkins asked for a motion to close the regular meeting and open the executive session. Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded.

The meeting went into executive session at 7:30 pm.

Chairman Simpkins asked for a motion to close the executive session Vice Chairman Houston made the motion and Commissioner Smith-Defreitas seconded.

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

The meeting was adjourned at 8:15 pm.

PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
September 17, 2026
EXECUTIVE DIRECTOR'S REPORT

Revenue	**August**
HUD Subsidy – Bohlmann (AMP 1)	66,171
HUD Subsidy – All other sites (AMP 2)	64,039
Proceeds from Capital Funds/Shortfall Funds/ROSS Grant	58,381
Total HUD Revenue	**188,591**
Other Revenue– Non-Federal	
Laundry Commissions	1,240
CAP Office	0
Health Center	740
Interest	695
Total	**2,675**
TENANT CHARGES	**August**
Rent	182,191
Parking	1,845
Misc. (key cards, maintenance charges, legal fees)	181
Late fees	1,058
Air Conditioners	1,515
TOTAL TENANT CHARGES	**186,790**
Total Collected	**165,234**
Unpaid Tenant Balance for the month	21,556
All Outstanding Tenant Charges	**1,156,398**
Monthly write offs-Outstanding balances for move outs	40,295

Financial

BILLS PAID

	August
Payroll (M)	73,824
Elevator (Q)	2,618
Exterminator (M)	1,105
City Trash Collection (Q)	0
City Water (Q)	0
Sewer Tax (Semi-Annual)	0
Robison Fuel Oil (M)	6,193
Electric (M)	36,182
Gas (M)	6,288
Propane (M)	2,173
Legal – PHA Attorney (M)	3,700
Legal – Labor Attorney	0
Lawsuit Deductibles	0
Health Insurance/Dental Insurance(M)	37,212
Process Server – Evictions (M)	770
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	46,949
Credit Card (M)-Maintenance Supplies, Office Expenses, Tenant Services	6,590
Other Maintenance Supplies and Contracts (M) *($20,730 for landscaping)*	24,738
Other Office Expenses and Contracts (M)	13,187
PILOT (SA)	0
NYS Retirement Contribution (A)	3,747
Medicare Part B Reimbursement	0
Unit Turnaround Contracts	38,600
TOTAL EXPENSES	**$303,876**
ROSS Grant (Salary, expenses and training)	6,454
CAPITAL FUND PROJECTS (construction and architect fees)	0

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	6	66,835	5	26,105	2-Adjourned 5-Stipulation
August 2026	9	180,463	3	1,878	9-Adjourned

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	123	
July	134	134	
August	100	95	5 Outstanding

Tenant Payment Agreement Summary – As of August 31, 2026

Bohlmann Towers (47 Agreements)

- Total Agreement Amount: $275,491.82
- Total Received: $80,888.18
- Remaining Balance: $194,603.64

Dunbar Heights (34 Agreements)

- Total Agreement Amount: $273,012.21
- Total Received: $107,737.25
- Remaining Balance: $165,274.96

Turnkey (12 Agreements)

- Total Agreement Amount: $84,510.80
- Total Received: $19,347.00
- Remaining Balance: $65,163.80

PHA Total (93 Agreements)

- **Total Agreement Amount: $633,014.83**
- **Total Received: $207,972.43**
- **Remaining Balance: $425,042.40**

UNIT TURNOVER

SITE/UNIT	SIZE	VACANT	COMPLETE	LEASED	COMMENT
BT 1-J	1	02/02/26	03/12/26	04/01/26	
BT 2-L	1	07/13/26	8/19/26		**LEASE 9/15/26**
BT 4-G	3	08/11/26			**CONTRACTORS WORKING**
BT 8-F	5	08/24/26			**CONTRACTORS WORKING**
BT 8-J	4	03/31/26	08/20/26	08/24/26	
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	
DH 17-A	2				**LEASE 10/01/26**
TK 1431B 3-L	3	02/28/26	08/21/26		**LEASE 09/15/26**
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	**5**				
OFFLINE	**1**				

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	0	
August	0	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 August 31st	
Bohlmann Towers	141
Dunbar Heights	96
Turnkey	31
Total Occupancy Rate	**98% (267)**

TENANT ACCOUNTS RECEIVABLE - LATE OR NO PAYMENT

SITE	# Units	No Payment	Past Due through July 30, 2026	
Bohlmann Towers	144	(15) 17	74 owed $653,481	(637,210)
Dunbar Heights	96	(23) 25	55 owed $346,026	(342,303)
Turnkey	33	(8) 9	15 owed $156,892	(155,329)
Totals	273	(46) 51	144- 53% - $1,156,398	($1,134,842)

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS:

No data received.

Kiley Center

At the beginning of the meeting, PHA held a public hearing regarding the Section 18 application for the Kiley Center. All required components of the application have been completed. Board approval was needed to authorize PHA to submit the completed application to HUD for review and approval.

Advertisements

Fee Accountant

PHA's fee accountant, John Cruikshank, was scheduled to retire effective October 1, 2026. The initial solicitation for fee accountant services closed on August 14, 2026, with only one proposal received. To provide additional competition, PHA reissued the solicitation, with proposals due September 30, 2026.

The solicitation was advertised in The Journal News, PHADA, and NYSPHADA, and PHA conducted direct outreach to qualified firms. Mr. Cruikshank has agreed to remain through November 1, 2026, to ensure continuity of accounting services while the procurement process is completed.

Capital Fund Program – Public Hearing

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

PHA was recently awarded 2026 CFP; $1,093,738 and is removing the 2025 CFP Action Plan to add the 2030 CFP Action Plan in order to create the updated Five- Year Action Plan as follows:

CAPITAL FUND 5 YEAR ACTION PLAN - 2030

2030 ANTICIPATED PROJECTS – Year 5

AMP	WORK ITEM (CFP 2030)	BUDGET LINE	COST
All Bldgs.	Operations	1406	$273,000.00
All Bldgs.	Admin (salaries)	1410	$109,000.00
All Bldgs.	A/E (Design Professional)	1480	$75,000.00
All Bldgs.	Modernization Consultant	1480	$48,000.00
Amp#1	Baseboard Replacement	1480	$100,000.00
Amp#1	Common Area Painting	1480	$88,373.00
Amp#2	Boiler Rehabilitation	1480	$250,000.00
Amp#2	Tuck Pointing	1480	$150,000.00
	TOTAL CFP2030		**$1,093,373.00**

The 2026-2030 Five-Year Plan was publicly announced on July 27th. A public hearing was held before this meeting and a resolution was requested.

HUD regulations allow 25% of capital funds for transfer to PHA's operating budget.

Other Updates

Elevator Project

As previously reported, PHA determined that the Bohlmann Towers Elevator Modernization Project would be re-bid following consultation with the architect and legal counsel. The project has now been re-advertised for bid. A pre-bid meeting is scheduled for September 29, 2026, at 11:00 a.m., and bids are due October 27, 2026, at 11:00 a.m.

Following the bid opening and review process, the project will be brought back to the Board for consideration.

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.

1227 Howard Street- Bathroom renovations are completed

1431 Park Street- Concrete sidewalk work completed

Currently Scheduled/To be scheduled projects-2022 CFP grant

Bohlmann- Parking lot paving and striping.

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 August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	575,371.49
1111.5 Cash - Payroll Account	44,944.02
1112 Chase - Nonfederal	707,670.90
1114 Security Deposit Fund	80,374.17
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	1,409,360.58
Other Current Assets	
1123 Allowance for Doubt. Accts	-995,738.00
1125 AR HUD	681,836.90
1129 AR Other	2,588.34
1211 Prepaid Insurance	71,105.17
1260 Material Inventory	34,813.00
1261 Obsolete Inventory	-1,741.00
1122.1 · 1122.1 TAR Bohlmann	388,357.50
1122.2 · 1122.2 TAR Dunbar	290,382.82
1122.3 · 1122.3 TAR Turnkey	111,453.51
1122.7 · 1122.7 TAR Repays Bohlmann	190,296.24
1122.8 · 1122.8 TAR Repays Dunbar	165,743.53
1122.9 · 1122.9 TAR Repays Turnkey	56,779.42
1262 · 1262 Fuel Oil Inventory	26,045.00
Total Other Current Assets	1,021,922.43
Total Current Assets	2,431,283.01
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
1400.47 CFP 2025	121,866.47
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	6,070,820.48
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	**9,470,550.49**

Peekskill Housing Authority
Balance Sheet
As of August 31, 2026

	Aug 31, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2111 Accounts Payable	86,191.84
2114 Tenant Security Deposits	82,510.65
2117.3 Pension Payable	4,489.11
2117.5 Group Insurance	1,198.50
2117.7 CSEA Dues	15.60
2118 Due to HUD	7,048.87
2133 Accrued utilities	153,793.25
2135 Accrued Payroll	15,635.00
2136 Accrued Pension	62,500.00
2137 Payments in Lieu of Taxes	52,667.24
2138 Accrued Comp. Absences	218,974.00
2146 Lease Payable	1,192.00
2240.1 · Prepaid Rent Bohlmann	4,337.28
2240.2 · Prepaid Rent Dunbar	6,601.44
2240.3 · Prepaid Rent Turnkey	1,776.30
Total Other Current Liabilities	698,931.08
Total Current Liabilities	698,931.08
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	6,645,182.08
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	1,241,490.81
Total Equity	2,825,368.41
TOTAL LIABILITIES & EQUITY	**9,470,550.49**

Peekskill Housing Authority
Profit & Loss
August 2026

	Aug 26	
Ordinary Income/Expense		
Income		
3110 Dwelling Rental		
3110.1 Bohlmann Towers	97,222.00	
3110.11 Retro Rent BT	3,227.00	
3110.2 Dunbar Heights	52,460.00	
3110.4 Turnkey	29,282.00	
Total 3110 Dwelling Rental		182,191.00
3190 Nondwelling Rental		
3190.1 Bohlmann Towers	765.00	
3190.2 Dunbar Heights	765.00	
3190.4 Turnkey	315.00	
Total 3190 Nondwelling Rental		1,845.00
3610 Interest on Gen. Fund Inv.		694.82
3690 Other Income		
3690.1 Laundry Room Income	1,239.55	
3690.3 Health Center Rent	740.16	
3690.6 Late Fees		
Bohlmann Towers	511.05	
Dunbar Heights	424.00	
Turnkey	122.82	
Total 3690.6 Late Fees	1,057.87	
3690.8 Work Orders		
Bohlmann Towers	95.00	
Dunbar Heights	86.00	
Total 3690.8 Work Orders	181.00	
3690.9 AC - BT	1,215.00	
3690.9 Ac - TK	300.00	
Total 3690 Other Income		4,733.58
3691 Other Income CFP Subsidy		20,833.00
8020 Operating Subsidy		
8020.1 AMP 1	66,171.00	
8020.2 AMP2	64,039.00	
Total 8020 Operating Subsidy		130,210.00
Total Income		340,507.40
Gross Profit		340,507.40
Expense		
4110 Administrative Salaries		28,622.46
4130 Legal Expense		3,700.00
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		562.85
4190.6 All Other Sundry		2,412.55
4190.7 Admin. Service Contracts		4,929.65
4190.9 Advertising		317.55
4220.01 Other Tenant Services		770.00
4320 Electricity		36,181.77
4330 Gas		9,661.63
4335 Propane		2,172.81
4340 Fuel		6,193.41
4410 Labor		45,201.90

Peekskill Housing Authority
Profit & Loss
August 2026

	Aug 26	
4420 Materials		
4420.01 Supplies - Grounds	8,298.47	
Total 4420 Materials		8,298.47
4430.11 Routine Maint Contracts		1,498.75
4430.2 Heating & Cooling Contr		780.00
4430.4 Elevator Contracts		2,617.65
4430.5 Landscaping Contracts		20,730.00
4430.6 Unit Turnaround Contract		38,600.00
4430.9 Exterminating Contracts		1,105.00
4510 Insurance Expense		19,499.00
4540 Employee Benefits		
4540.1 Employee Ben - Admin	24,930.04	
4540.2 Employee Ben - Maint	13,965.57	
4540.6 GASB-68 Admin	12,500.00	
Total 4540 Employee Benefits		51,395.61
4570 Collection Losses		6,250.00
4190.72 · 4190.73 IT Services		300.00
Total Expense		296,856.45
Net Ordinary Income		43,650.95
Other Income/Expense		
Other Income		
8029.53 ROSS Grant		37,547.53
Total Other Income		37,547.53
Other Expense		
4805 ROSS 2022 Expenses		6,257.17
Total Other Expense		6,257.17
Net Other Income		31,290.36
Net Income		**74,941.31**

Peekskill Housing Authority
Profit & Loss
April through August 2026

	Apr - Aug 26	
Ordinary Income/Expense		
Income		
3110 Dwelling Rental		
3110.1 Bohlmann Towers	562,141.00	
3110.11 Retro Rent BT	14,292.00	
3110.2 Dunbar Heights	214,332.00	
3110.21 Retro Rent DH	7,835.00	
3110.4 Turnkey	147,079.00	
3110.41 Retro Rent TK	3,035.00	
Total 3110 Dwelling Rental		948,714.00
3190 Nondwelling Rental		
3190.1 Bohlmann Towers	3,615.48	
3190.2 Dunbar Heights	3,871.00	
3190.4 Turnkey	1,538.23	
Total 3190 Nondwelling Rental		9,024.71
3610 Interest on Gen. Fund Inv.		3,313.35
3690 Other Income		
3690.1 Laundry Room Income	11,035.71	
3690.3 Health Center Rent	3,700.80	
3690.6 Late Fees		
Bohlmann Towers	2,382.15	
Dunbar Heights	1,943.10	
Turnkey	514.57	
Total 3690.6 Late Fees	4,839.82	
3690.8 Work Orders		
Bohlmann Towers	590.00	
Dunbar Heights	86.00	
Total 3690.8 Work Orders	676.00	
3690.9 AC - BT	3,878.56	
3690.9 Ac - TK	792.58	
Total 3690 Other Income		24,923.47
3691 Other Income CFP Subsidy		104,165.00
8020 Operating Subsidy		
8020.1 AMP 1	323,538.00	
8020.2 AMP2	313,117.00	
Total 8020 Operating Subsidy		636,655.00
Total Income		1,726,795.53
Gross Profit		1,726,795.53
Expense		
4110 Administrative Salaries		158,191.73
4130 Legal Expense		22,985.00
4140 Staff Training		7,460.12
4170 Accounting Fees		12,000.00
4171 Auditing Fees		10,415.00
4190.15 Cell Phones/Pagers		1,500.61
4190.2 Membership Dues & Fees		245.00
4190.3 Telephone		878.67
4190.5 Forms, Station. & Office		21,219.64
4190.6 All Other Sundry		11,152.87
4190.7 Admin. Service Contracts		17,744.61
4190.71 Leases		753.79
4190.9 Advertising		2,184.75
4220.01 Other Tenant Services		2,364.99
4310 Water & Sewer		143,708.91
4320 Electricity		129,449.59

Peekskill Housing Authority
Profit & Loss
April through August 2026

	Apr - Aug 26	
4330 Gas		92,594.85
4335 Propane		7,042.77
4340 Fuel		71,084.37
4410 Labor		247,930.76
4420 Materials		
4420.01 Supplies - Grounds	46,285.12	
Total 4420 Materials		46,285.12
4430.1 Garbage & Trash Removal		20,600.05
4430.10 Alarm/Extinguish Contra		2,332.15
4430.11 Routine Maint Contracts		17,286.25
4430.2 Heating & Cooling Contr		5,167.53
4430.4 Elevator Contracts		7,827.30
4430.5 Landscaping Contracts		20,730.00
4430.6 Unit Turnaround Contract		103,950.00
4430.9 Exterminating Contracts		6,615.00
4510 Insurance Expense		95,050.00
4540 Employee Benefits		
4540.1 Employee Ben - Admin	104,418.46	
4540.2 Employee Ben - Maint	94,264.03	
4540.6 GASB-68 Admin	62,500.00	
Total 4540 Employee Benefits		261,182.49
4570 Collection Losses		31,055.00
4190.72 · 4190.73 IT Services		3,750.00
7520 · 7520 Equipment Purchases		14,650.00
Total Expense		1,597,388.92
Net Ordinary Income		129,406.61
Other Income/Expense		
Other Income		
8027 CDBG Funds		109,250.00
8029.52 Capital Fund Grant 2022		586,429.03
8029.53 ROSS Grant		37,547.53
8029.56 Capital Fund Grant 2025		176,328.00
8029.50 · 8029.50 Capital Fund Grant 2020		289,940.00
Total Other Income		1,199,494.56
Other Expense		
4610 Extraordinary Maintenance		55,300.00
4805 ROSS 2022 Expenses		32,110.36
Total Other Expense		87,410.36
Net Other Income		1,112,084.20
Net Income		**1,241,490.81**

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Five Months Ended August 31, 2026

Revenue	Prior Year Year-to-Date Actual	Annual Budget (Dollars)	Year-to-Date Budget	Year-to-Date Actual	Variance - Favorable (Unfavorable)
Operating Receipts					
Dwelling Rentals	896,023	2,141,190	892,163	948,714	56,552
Nondwelling Rent	9,185	21,960	9,150	9,025	(125)
Interest Income	3,308	500	208	500	292
Other Income	35,427	35,000	14,583	24,923	10,340
HUD Operating Subsidy	801,918	1,650,000	687,500	636,655	(50,845)
CFP Operations Subsidy	83,335	250,000	104,167	104,165	(2)
Total Operating Receipts - Including HUD Contril	1,829,196	4,098,650	1,707,771	1,723,982	16,211
Expenses					
Operating Expenditures					
Administrative:					
Administrative Salaries	151,881	379,370	158,071	158,192	(121)
Legal Expense	19,134	45,000	18,750	22,985	(4,235)
Training	9,836	5,000	2,083	7,460	(5,377)
Travel	0	5,000	2,083	0	2,083
Accounting Fees	12,000	30,000	12,500	12,000	500
Auditing Fees	10,415	25,000	10,417	10,415	2
Telephone, Office Supplies, Miscellaneous	85,283	154,000	64,167	59,430	4,737
Total Administrative Expenses	288,549	643,370	268,071	270,482	(2,411)
Tenant Services:					
Contracts	0	0	0	0	0
Relocation and other	1,719	20,000	8,333	2,365	5,968
Total Tenant Services Expenses	1,719	20,000	8,333	2,365	5,968
Utilities:					
Water/Sewer	154,586	260,000	108,333	143,709	(35,376)
Electricity	116,304	290,000	120,833	129,450	(8,617)
Gas	97,484	250,000	104,167	92,595	11,572
Fuel	65,234	297,000	123,750	78,127	45,623
Total Utilities Expenses	433,608	1,097,000	457,083	443,881	13,202
Ordinary Maintenance & Operation:					
Labor-Maintenance	261,316	638,060	265,858	247,931	17,927
Materials - Maintenance	39,770	170,000	70,833	46,285	24,548
Maint Contract Costs	179,359	430,000	179,167	184,508	(5,341)
Total Maintenance Expenses	480,445	1,238,060	515,858	478,724	37,134
Protective Services:					
Contracts	0	5,000	2,083	0	2,083
Total Protective Services	0	5,000	2,083	0	2,083
General Expense:					
Insurance	88,910	239,000	99,583	95,050	4,533
Payments in Lieu of Taxes	47,518	106,620	44,425	51,853	(7,428)
Employee Benefit Contributions	241,865	594,820	247,842	261,182	(13,340)
Collection Losses	31,250	75,000	31,250	31,055	195
Total General Expenses	409,543	1,015,440	423,100	439,140	(16,040)
Nonroutine Items:					
Extraordinary Items	16,190	10,000	4,167	69,950	(65,783)
Total Operating Expenses	1,630,054	4,028,870	1,678,696	1,704,542	39,937
Net Income/(Loss)	199,142	69,780	29,075	19,440	(9,635)

Resolution No. 09/02/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
REVIEW OF MONTHLY BILLS AS LISTED
JULY 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 July 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 July 2026 Bills List.

Commissioner_____motioned to vote and Commissioner_____seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman 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: September 17th, 2026

_____

J. Phalen, Executive Director

Peekskill Housing Authority
Transaction List by Vendor
July 2026

Date	Num	Memo	Amount
AAA Carting & Rubbish Removal			
07/02/2026		Rubbish Removal; 20yd Dumpster	-714.80
07/02/2026	19634	Rubbish Removal; 20yd Dumpster	-714.80
07/29/2026	19675	Rubbish Removal	-101.25
07/30/2026		Rubbish Removal	-101.25
Aflac New York			
07/02/2026		Supplemental Group Health Insurance	-479.40
07/02/2026	19635	Supplemental Group Health Insurance	-479.40
Artistic Glasswork			
07/29/2026	19676	INSULATED GLASS REPAIR (2)	-525.00
07/30/2026		INSULATED GLASS REPAIR (2)	-525.00
Avaya Financial Services			
07/16/2026		OFFICE PHONES	-292.89
07/16/2026	19656	OFFICE PHONES	-292.89
Carahsoft Technology Corp.			
07/02/2026		Social Service Verification & Fees	-609.29
07/02/2026	19636	Social Service Verification & Fees	-609.29
07/02/2026		Social Service Verification & Fees (April 2026)	-484.49
07/02/2026	19653	Social Service Verification & Fees (April 2026)	-484.49
07/29/2026	19677	Social Service Verification & Fees (June 2026)	-472.54
07/30/2026		Social Service Verification & Fees (June 2026)	-472.54
Chase Card			
07/02/2026		Maintenance,Office,Staff Training, and Tena...	-11,478.84
07/02/2026	19649	Maintenance,Office,Staff Training, and Tena...	-11,478.84
07/30/2026		Maintenance and Office Expenses	-13,153.95
07/30/2026	19691	Maintenance and Office Expenses	-13,153.95
City of Peekskill (cpw)			
07/16/2026		Water & Sewer Charges, All Sites.	-58,501.92
07/16/2026	19657	Water & Sewer Charges, All Sites.	-58,501.92
City of Peekskill (Gas)			
07/16/2026		Vehicle Fuel- June 2026	-67.50
07/16/2026	19658	Vehicle Fuel- June 2026	-67.50
City of Peekskill Finance Department			
07/29/2026	19678	2026 Pilot Payment, 1nd half.	-52,667.24
07/30/2026		2026 Pilot Payment, 1nd half.	-52,667.24
Con Edison			
07/08/2026	Gas	807 Main St heat	7,461.39
07/16/2026		Kiley Center Gas	-83.83
07/16/2026	19659	Kiley Center Gas	-83.83
07/29/2026	19679	696 Highland Ave- 1A	-168.00
07/30/2026		696 Highland Ave- 1A	-168.00
07/30/2026		696 Highland Ave- 6A	-27.31
07/30/2026	19693	696 Highland Ave- 6A	-27.31
07/30/2026		696 Highland Ave-17A	-26.50
07/30/2026	19694	696 Highland Ave-17A	-26.50
CSEA			
07/02/2026		AGENCY UNION DUES	-311.96
07/02/2026	19637	AGENCY UNION DUES	-311.96
07/16/2026		AGENCY UNION DUES	-311.96
07/16/2026	19660	AGENCY UNION DUES	-311.96
07/29/2026	19680	AGENCY UNION DUES	-306.76
07/30/2026		AGENCY UNION DUES	-306.76
CSEA Employee Benefit Fund			
07/29/2026	19681	VISION AND DENTAL INSURANCE	-1,776.39
07/30/2026		VISION AND DENTAL INSURANCE	-1,776.39
DEC COPIERS LEASING A PROGRAM OF DE LAN			
07/02/2026		Lease of copystar/cs3554ci 05/15/26-07/14/26	-305.45
07/02/2026	19638	Lease of copystar/cs3554ci 05/15/26-07/14/26	-305.45
07/29/2026	19682	Lease of copystar/cs3554ci 07/15/26-08/14/26	-149.00
07/30/2026		Lease of copystar/cs3554ci 07/15/26-08/14/26	-149.00
DEC Office Solutions, Inc.			
07/16/2026		Copy Machine Base Rate and Overage	-680.63
07/16/2026	19661	Copy Machine Base Rate and Overage	-680.63
Di Paterio Contracting Inc.			
07/16/2026		Bathroom project at Dunbar Phase 3 (#5)	-121,866.47
07/16/2026	19672	Bathroom project at Dunbar Phase 3 (#5)	-121,866.47

Peekskill Housing Authority
Transaction List by Vendor
July 2026

Date	Num	Memo	Amount
Everon, LLC			
07/02/2026		Fire Alarm monitoring (07/01/26-06/30/27)	-469.30
07/02/2026	19639	Fire Alarm monitoring (07/01/26-06/30/27)	-469.30
07/02/2026		Contracted Inspection of Fire Alarm	-1,887.88
07/02/2026	19650	Contracted Inspection of Fire Alarm	-1,887.88
HD Supply Facilities Maintenance Ltd.			
07/29/2026	19683	Maintenance supplies	-251.25
07/30/2026		Maintenance supplies	-251.25
Home Depot Credit Services			
07/07/2026		MAINTENANCE SUPPLIES	-8,514.44
07/07/2026	19654	MAINTENANCE SUPPLIES	-8,514.44
Home Improvement St. John's			
07/02/2026		Power-Washing, 1431 Park St.	-4,150.00
07/02/2026	19640	Power-Washing, 1431 Park St.	-4,150.00
07/16/2026		Power-washing, 1227 Howard St.	-3,500.00
07/16/2026	19662	Power-washing, 1227 Howard St.	-3,500.00
07/16/2026		1431 Exterior Washing and Gutter Cleaning	-4,150.00
07/16/2026	19673	1431 Exterior Washing and Gutter Cleaning	-4,150.00
07/29/2026	19684	Unit Turnaround: Dunbar 1A	-8,800.00
07/30/2026		Unit Turnaround: Dunbar 1A	-8,800.00
International eProcurement, LLC			
07/02/2026		Annual Housing Agency Software & Services	-2,000.00
07/02/2026	19641	Annual Housing Agency Software & Services	-2,000.00
Janneyn Phalen			
07/02/2026		Staff Training event	-247.74
07/02/2026	19651	Staff Training event	-247.74
JKR Pest Solutions LLC			
07/02/2026		Monthly Extermination Service and Specials	-1,255.00
07/02/2026	19642	Monthly Extermination Service and Specials	-1,255.00
07/29/2026	19685	Monthly Extermination Service and Specials	-1,030.00
07/30/2026		Monthly Extermination Service and Specials	-1,030.00
John G. Cruikshank			
07/16/2026		Accounting Services – June 2026	-2,400.00
07/16/2026	19663	Accounting Services – June 2026	-2,400.00
Kimberlyn McIver			
07/02/2026		ROSS Coordinator Fee	-3,077.00
07/02/2026	19633	ROSS Coordinator Fee	-3,077.00
07/16/2026		ROSS Coordinator Fee	-3,077.00
07/16/2026	19655	ROSS Coordinator Fee	-3,077.00
07/29/2026	19674	ROSS Coordinator Fee	-3,077.00
07/30/2026		ROSS Coordinator Fee	-3,077.00
Kristopher Travis			
07/29/2026	19686	CSEA Contract: Longevity Pay	-1,100.00
07/30/2026		CSEA Contract: Longevity Pay	-1,100.00
LAN Associates			
07/02/2026		Elevator Modification at BT; 6247&6777	-4,025.00
07/02/2026	19643	Elevator Modification at BT; 6247&6777	-4,025.00
Mancon, LLC			
07/16/2026		1227 Howard, Chain Link Dumpster Enclosure	-9,000.00
07/16/2026	19664	1227 Howard, Chain Link Dumpster Enclosure	-9,000.00
07/16/2026		1227 Howard, Dumpster Enclosure Roof	-9,100.00
07/16/2026	19670	1227 Howard, Dumpster Enclosure Roof	-9,100.00
March Construction, Inc.			
07/16/2026		Unit Turnover, BT 8J	-18,000.00
07/16/2026	19671	Unit Turnover, BT 8J	-18,000.00
New York Power Authority			
07/16/2026		ELECTRICITY-ALL SITES; June 2026	-26,764.45
07/16/2026	19665	ELECTRICITY-ALL SITES; June 2026	-26,764.45
NYS & Local Employees Retirement Systems			
07/08/2026	ERS	July ERS payt	2,931.05
NYS Employees' Health Insurance Pending A			
07/16/2026		HEALTH INSURANCE PREMIUM	-70,084.58
07/16/2026	19666	HEALTH INSURANCE PREMIUM	-70,084.58
Paychex			
07/01/2026	Paychex	Corestream	96.60
07/15/2026	Paychex	Corestream	96.57
07/29/2026	Paychex	Corestream	96.60

Peekskill Housing Authority
Transaction List by Vendor
July 2026

Date	Num	Memo	Amount
Pierro & Kamensky			
07/29/2026	19687	Legal Services & Law suit deductibles	-6,400.00
07/30/2026		Legal Services & Law suit deductibles	-6,400.00
Preston Whidbee			
07/02/2026		Uniform reimbursement	-44.62
07/02/2026	19644	Uniform reimbursement	-44.62
Primo Brands			
07/29/2026	19688	Ready Fresh Water Delivery & Equipment Se...	-648.76
07/30/2026		Ready Fresh Water Delivery & Equipment Se...	-648.76
Purchase Power			
07/16/2026		Postage/supplies	-776.71
07/16/2026	19667	Postage/supplies	-776.71
Safe Cloud, Inc.			
07/16/2026		Monthly IT Services	-750.00
07/16/2026	19668	Monthly IT Services	-750.00
Stericycle, Inc			
07/02/2026		SECURE DOCUMENT DISPOSAL	-180.00
07/02/2026	19645	SECURE DOCUMENT DISPOSAL	-180.00
07/29/2026	19689	SECURE DOCUMENT DISPOSAL	-180.00
07/30/2026		SECURE DOCUMENT DISPOSAL	-180.00
Tatum WIlliams emp			
07/02/2026		Staff Training event	-57.05
07/02/2026	19652	Staff Training event	-57.05
USA Today Media Corp.			
07/16/2026		Newspaper advertisement notices	-131.75
07/16/2026	19669	Newspaper advertisement notices	-131.75
Verizon			
07/02/2026		Verizon- Office Internet	-150.99
07/02/2026	19646	914 737 7022 696 69 1	-150.99
Verizon Wireless			
07/02/2026		Administration Device	-32.00
07/02/2026	19647	Administration Device	-32.00
07/02/2026		ROSS COORDINATOR & MAINTENANCE D...	-352.51
07/02/2026	19648	ROSS COORDINATOR & MAINTENANCE D...	-352.51
07/29/2026	19690	MAINTENANCE & ROSS DEVICES	-350.67
07/30/2026		MAINTENANCE & ROSS DEVICES	-350.67
07/30/2026		Administration Device	-32.00
07/30/2026	19692	Administration Device	-32.00

Resolution No. 09/03/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
REVIEW OF MONTHLY BILLS AS LISTED
AUGUST 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 August 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 August 2026 Bills List.

Commissioner_____motioned to vote and Commissioner_____seconded.

The vote is as follows:

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman 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: September 17th, 2026

_____
J. Phalen, Executive Director

Peekskill Housing Authority
Transaction List by Vendor
August 2026

Date	Num	Memo	Amount
Aflac New York			
08/26/2026	19722	Supplemental Group Health Insurance	-719.10
08/27/2026		Supplemental Group Health Insurance	-719.10
08/27/2026		Supplemental Group Health Insurance (Aug ...	-479.40
08/27/2026	19735	Supplemental Group Health Insurance (Aug ...	-479.40
All County Lock & Safe Corp.			
08/12/2026	19696	Unit keys and Cylinder	-341.00
08/13/2026		Unit keys and Cylinder	-341.00
Artistic Glasswork			
08/31/2026	Voids	To void prior year ck#18913 2/26/26	-350.00
Avaya Financial Services			
08/26/2026	19723	Monthly Yealink IT service	-292.89
08/27/2026		Monthly Yealink IT service	-292.89
Carahsoft Technology Corp.			
08/26/2026	19724	Social Services Transactions	-2,144.69
08/27/2026		Social Services Transactions	-2,144.69
City of Peekskill (Gas)			
08/12/2026	19697	Vehicle Fuel- July 2026	-109.50
08/13/2026		Vehicle Fuel- July 2026	-109.50
Clinton Barker			
08/26/2026	19725	Uniform Allowance	-79.96
08/27/2026		Uniform Allowance	-79.96
Con Edison			
08/07/2026	Gas	807 Main St heat	6,215.44
08/12/2026	19698	Kiley Center Gas	-72.24
08/13/2026		Kiley Center Gas	-72.24
CSEA			
08/12/2026	19699	AGENCY UNION DUES	-306.76
08/13/2026		AGENCY UNION DUES	-306.76
08/26/2026	19726	CSEA, Agency Union Dues	-306.76
08/27/2026		CSEA, Agency Union Dues	-306.76
DEC Office Solutions, Inc.			
08/12/2026	19700	Copy Machine Base Rate and Overage	-472.85
08/13/2026		Copy Machine Base Rate and Overage	-472.85
EnTech Boiler Controls, Inc.			
08/12/2026	19701	StreamLive Internet Annual Contract, 1431A ...	-780.00
08/13/2026		StreamLive Internet Annual Contract, 1431A ...	-780.00
HARRG Inc.			
08/12/2026	19702	Commercial Liability Insurance	-26,345.00
08/13/2026		Commercial Liability Insurance	-26,345.00
HD Supply Facilities Maintenance Ltd.			
08/12/2026	19703	Maintenance supplies	-426.37
08/13/2026		Maintenance supplies	-426.37
08/26/2026	19727	Maintenance Materials	-1,097.00
08/27/2026		Maintenance Materials	-1,097.00
Home Depot Credit Services			
08/12/2026	19704	MAINTENANCE SUPPLIES	-6,589.61
08/13/2026		MAINTENANCE SUPPLIES	-6,589.61
Home Improvement St. John's			
08/13/2026		Unit Turnaround, BT 2L	-8,800.00
08/13/2026	19720	Unit Turnaround, BT 2L	-8,800.00
08/26/2026	19728	Unit Turnaround, 1227 Howard, 4M	-12,650.00
08/27/2026		Unit Turnaround, 1227 Howard, 4M	-12,650.00
08/27/2026		Unit Turnaround, BT; 5G	-9,600.00
08/27/2026	19739	Unit Turnaround, BT; 5G	-9,600.00
Housing Insurance Services Inc.			
08/12/2026	19705	Liability Insurance Coverage	-20,604.00
08/13/2026		Liability Insurance Coverage	-20,604.00
Hudson Valley Fire, Inc.			
08/12/2026	19706	Annual Inspection of Portable Fire Extinguish...	-1,170.00
08/13/2026		Annual Inspection of Portable Fire Extinguish...	-1,170.00
JKR Pest Solutions LLC			
08/12/2026	19707	Monthly Extermination Service and Specials	-1,105.00
08/13/2026		Monthly Extermination Service and Specials	-1,105.00
John G. Cruikshank			
08/12/2026	19708	Accounting Services – July 2026	-2,400.00
08/13/2026		Accounting Services – July 2026	-2,400.00

Peekskill Housing Authority
Transaction List by Vendor
August 2026

Date	Num	Memo	Amount
Keith Staton			
08/27/2026		City Marshal, Serving Warrants	-770.00
08/27/2026	19740	City Marshal, Serving Warrants	-770.00
Kimberlyn McIver			
08/12/2026	19695	ROSS Coordinator Fee	-3,077.00
08/13/2026		ROSS Coordinator Fee	-3,077.00
08/26/2026	19721	ROSS Coordinator Fee	-3,077.00
08/27/2026		ROSS Coordinator Fee	-3,077.00
LAN Associates			
08/12/2026	19709	HUD Bathroom Revitalization Project-DH-Am...	-328.75
08/13/2026		HUD Bathroom Revitalization Project-DH-Am...	-328.75
March Construction, Inc.			
08/13/2026		Partial Unit Turnover, 1431B Park 3L & 696 ...	-7,550.00
08/13/2026	19718	Partial Unit Turnover, 1431B Park 3L & 696 ...	-7,550.00
Michael Anderson			
08/12/2026	19710	Uniform reimbursement	-129.75
08/13/2026		Uniform reimbursement	-129.75
New York Power Authority			
08/12/2026	19711	ELECTRICITY-ALL SITES; July 2026	-36,181.77
08/13/2026		ELECTRICITY-ALL SITES; July 2026	-36,181.77
NYS & Local Employees Retirement Systems			
08/11/2026	ERS	August pension	3,746.60
NYS Employees' Health Insurance Pending A			
08/13/2026		HEALTH INSURANCE PREMIUMS	-36,013.72
08/13/2026	19719	HEALTH INSURANCE PREMIUMS	-36,013.72
Otis Elevator Company			
08/12/2026	19712	Elevator Maintenance Service 8/1/26-10/31/26	-2,617.65
08/13/2026		Elevator Maintenance Service 8/1/26-10/31/26	-2,617.65
Paychex			
08/12/2026	Paychex	Corestream	96.57
08/26/2026	Paychex	Corestream	96.61
Pierro & Kamensky			
08/12/2026	19713	Legal Services	-3,700.00
08/13/2026		Legal Services	-3,700.00
Preston Whidbee			
08/12/2026	19714	Union Contract- Longevity	-1,100.00
08/13/2026		Union Contract- Longevity	-1,100.00
Primo Brands			
08/27/2026		Water Delivery and Service	-267.86
08/27/2026	19738	Water Delivery and Service	-267.86
Robison			
08/26/2026	19729	Bio-Heat Oil Delivery; Dunbar Heights	-6,193.41
08/27/2026		Bio-Heat Oil Delivery; Dunbar Heights	-6,193.41
Rosendo Mason Contracting, Inc.			
08/26/2026	19730	Weekly Landscaping Services	-13,180.00
08/27/2026		Weekly Landscaping Services	-13,180.00
08/27/2026		Replacement of railroad tie wall, and landsca...	-7,550.00
08/27/2026	19736	Replacement of railroad tie wall, and landsca...	-7,550.00
Safe Cloud, Inc.			
08/12/2026	19715	Monthly IT Services	-750.00
08/13/2026		Monthly IT Services	-750.00
Sav-Mor Discount Auto Parts			
08/26/2026	19731	Maintenance Materials- Hydraulic Fluid	-84.99
08/27/2026		Maintenance Materials- Hydraulic Fluid	-84.99
Stericycle, Inc			
08/26/2026	19732	Secure document disposal	-90.00
08/27/2026		Secure document disposal	-90.00
Suburban Propane			
08/26/2026	19733	Propane Delivery, Dunbar Heights	-2,172.81
08/27/2026		Propane Delivery, Dunbar Heights	-2,172.81
USA Today Media Corp.			
08/12/2026	19716	Newspaper advertisement notices	-317.55
08/13/2026		Newspaper advertisement notices	-317.55

Peekskill Housing Authority
Transaction List by Vendor
August 2026

Date	Num	Memo	Amount
Verizon Wireless			
08/26/2026	19734	Administrative Staff Device	-32.00
08/27/2026		Administrative Staff Device	-32.00
08/27/2026		Staff Devices	-350.67
08/27/2026	19737	Staff Devices	-350.67
Yardi Systems			
08/12/2026	19717	Yardi Systems: Voyager, management, main...	-3,816.51
08/13/2026		Yardi Systems: Voyager, management, main...	-3,816.51

Resolution No. 09/04/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING 5 YEAR AND ANNUAL PLAN FOR THE FISCAL YEARS OF APRIL 2026 – MARCH 2030

WHEREAS, The Peekskill Housing Authority is required by the Department of Housing and Urban Development (HUD) to submit a 5 – Year and Annual Plan, and

WHEREAS, The Peekskill Housing Authority has prepared this 5 – Year and Annual Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and ensuing HUD requirement, and

WHEREAS, The Peekskill Housing Authority advertised in the local newspaper and made the 5 – Year and Annual Plan available for public review, and

WHEREAS, The Board of Commissioners for the Peekskill Housing Authority have reviewed, discussed, and approved the 5 – Year and Annual Plan

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners of the Peekskill Housing Authority hereby approve and accept the 5 – Year and Annual Plan for the five fiscal years of 2026 through 2030 and the annual portion of this fiscal year ending March 31, 2026.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

The vote is as follows:

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

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

Effective: September 17, 2026

_____

J. Phalen, Executive Director

Resolution 09/05/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION AUTHORIZING SUBMISSION OF THE SECTION 18 APPLICATION FOR KILEY CENTER

WHEREAS, the Peekskill Housing Authority (PHA) has completed the Section 18 disposition application for the Kiley Center and is prepared to submit the application to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, consultant Nathan Bondar has assisted PHA with the Section 18 application process;

NOW, THEREFORE, BE IT RESOLVED, that the Board authorizes the Executive Director to submit the Section 18 disposition application for the Kiley Center to HUD and to continue to work with Nathan Bondar and take all necessary actions in connection with the application and approval process.

Commissioner _____ motioned to vote and Commissioner _____ seconded.

VOTE	YES	NO	ABSENT	ABSTAIN
Chairman 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: September 17th, 2026

_____

J. Phalen, Executive Director

TENANT PAYMENT AGREEMENTS

Tenant	Start Month	End Month	Agreement Amount	Received Amount	Remaining Amount	Notes
Bohlmann						
t0001721	08/2025	12/31/2026	1,135.75	1,007.00	128.75	
t0000277	11/2025	12/31/2026	1,984.00	800.00	1,184.00	
t0001610	06/2023	12/31/2026	4,721.19	2,324.00	2,397.19	
t0001273	01/2023	12/31/2027	1,860.12	919.37	940.75	
t0001683	11/2025	12/31/2027	901.65	838.85	62.80	
t0001495	04/2026	12/31/2027	758.83	75.00	683.83	
t0001682	08/2025	12/31/2028	1,198.98	1,180.00	18.98	
t0001195	08/2023	12/31/2028	2,189.70	1,100.00	1,089.70	
t0000524	05/2023	12/31/2028	4,954.00	3,597.00	1,357.00	
t0001145	09/2025	12/31/2029	1,360.00	275.00	1,085.00	
t0001192	08/2025	12/31/2029	1,814.00	1,731.00	83.00	
t0000835	12/2025	12/31/2029	2,182.00	1,320.00	862.00	
t0000008	07/2023	12/31/2029	5,203.30	2,700.00	2,503.30	
t0001253	11/2023	12/31/2029	2,205.10	2,099.80	105.30	
t0001666	07/2025	12/31/2029	1,395.00	1,173.00	222.00	
t0001618	08/2025	12/31/2030	1,886.27	250.00	1,636.27	
t0000176	06/2023	12/31/2031	5,799.00	4,748.00	1,051.00	
t0001121	06/2023	12/31/2031	2,605.85	583.00	2,022.85	
t0001226	07/2025	12/31/2032	2,329.00	2,271.00	58.00	
t0001284	06/2025	12/31/2033	2,904.60	1,149.55	1,755.05	
t0001670	07/2025	12/31/2033	2,668.30	400.00	2,268.30	
t0000168	06/2025	12/31/2034	3,322.30	725.00	2,597.30	
t0002000	11/2025	12/31/2035	4,327.00	1,222.00	3,105.00	
t0000213	05/2023	12/31/2035	18,603.00	5,296.00	13,307.00	Court
t0002187	08/2025	12/31/2036	3,470.10	275.00	3,195.10	
t0001120	12/2024	12/31/2036	4,030.10	844.30	3,185.80	Court
t0000255	11/2025	12/31/2037	3,678.15	371.85	3,306.30	
t0001480	08/2025	12/31/2037	3,974.00	3,931.00	43.00	
t0000214	08/2023	12/31/2038	5,701.80	1,700.00	4,001.80	
u0001117	12/2023	12/31/2038	4,773.80	839.40	3,934.40	
t0001181	06/2023	12/31/2041	5,897.59	5,378.76	518.83	Court
t0001245	07/2023	12/31/2045	7,718.66	1,725.00	5,993.66	
t0001527	01/2026	12/31/2045	2,483.70	39.00	2,444.70	
t0000979	05/2024	12/31/2045	7,868.80	750.00	7,118.80	
t0000495	08/2025	12/31/2046	6,403.70	715.60	5,688.10	
p00071	08/2025	12/31/2048	7,991.00	1,060.00	6,931.00	
t0000253	01/2026	12/31/2054	3,550.20	50.00	3,500.20	
t0000372	02/2024	12/31/2055	10,430.80	1,576.20	8,854.60	
t0000857	05/2025	12/31/2056	9,883.05	1,796.00	8,087.05	Court
p00117	07/2023	12/31/2058	22,425.06	2,689.00	19,736.06	Court
t0001162	12/2024	12/31/2058	10,457.95	316.00	10,141.95	Court
t0000407	09/2024	12/31/2065	12,430.15	450.00	11,980.15	
t0000390	10/2022	12/31/2067	28,105.00	3,100.00	25,005.00	Court

t0000193	10/2024	12/31/2071	5,669.00	210.00	5,459.00	
t0000273	02/2025	12/31/2078	34,321.20	2,300.00	32,021.20	Court
p00103	11/2024	12/31/2093	20,904.70	465.00	20,439.70	Court
Total Bohlmann			**275,491.82**	**80,888.18**	**194,603.64**	
			Agreement	Received	Remaining	

Dunbar						
t0000134	07/2025	12/31/2026	2,120.94	1,322.00	798.94	
t0001069	08/2026	12/31/2027	1,456.45	1,366.45	90.00	
t0000165	03/2026	12/31/2027	2,296.00	808.00	1,488.00	
t0000022	06/2023	12/31/2027	2,286.00	1,638.00	648.00	
t0001811	07/2025	12/31/2027	1,025.00	60.00	965.00	
t0000107	07/2021	12/31/2028	12,939.00	9,966.00	2,973.00	
t0001635	12/2025	12/31/2028	1,386.00	270.00	1,116.00	
t0001248	11/2023	12/31/2029	2,756.00	2,697.00	59.00	
t0000904	05/2023	12/31/2030	8,402.10	4,157.00	4,245.10	
t0000708	05/2026	12/31/2033	2,509.96	125.00	2,384.96	
t0001526	11/2025	12/31/2033	5,435.00	750.00	4,685.00	
t0000765	03/2025	12/31/2033	3,309.20	842.00	2,467.20	
t0001613	11/2023	12/31/2034	13,591.80	11,655.00	1,936.80	
t0000042	08/2023	12/31/2035	16,844.90	16,497.00	347.90	
t0001614	04/2026	12/31/2035	4,092.00	3,773.00	319.00	
t0000777	09/2025	12/31/2036	4,250.64	858.00	3,392.64	
t0001171	08/2025	12/31/2037	4,000.00	350.00	3,650.00	
t0001237	11/2024	12/31/2037	5,655.00	5,574.00	81.00	
t0000044	02/2026	12/31/2040	5,370.00	1,345.00	4,025.00	
p00130	08/2023	12/31/2041	5,798.00	4,215.00	1,583.00	
t0000154	06/2021	12/31/2041	6,257.25	1,600.00	4,657.25	
t0001659	09/2023	12/31/2043	6,741.70	1,275.00	5,466.70	
t0000228	07/2025	12/31/2044	5,972.00	2,131.00	3,841.00	
t0000054	02/2024	12/31/2045	6,592.10	2,448.00	4,144.10	
t0000133	04/2025	12/31/2045	6,493.20	1,265.65	5,227.55	
t0000363	09/2024	12/31/2052	8,578.47	575.00	8,003.47	
p00003	11/2024	12/31/2057	10,434.65	850.00	9,584.65	
t0000181	06/2023	12/31/2061	5,049.40	5,030.60	18.80	
t0000004	06/2025	12/31/2062	13,812.00	450.00	13,362.00	
p00036	08/2023	12/31/2068	14,304.40	5,791.20	8,513.20	
t0000179	08/2025	12/31/2074	14,977.40	14,907.60	69.80	
t0000041	11/2024	12/31/2077	17,064.50	1,382.00	15,682.50	
t0000059	02/2024	12/31/2093	20,999.90	800.00	20,199.90	Court
t0000033	09/2024	12/31/2123	30,211.25	962.75	29,248.50	Court
Total Dunbar			**273,012.21**	**107,737.25**	**165,274.96**	
			Agreement	Received	Remaining	

TURNKEY						
t0000082	08/2025	12/31/2030	1,729.45	350.00	1,379.45	
t0001627	08/2023	12/31/2028	2,038.05	2,038.00	0.05	
t0000256	05/2026	12/31/2031	1,960.00	100.00	1,860.00	
t0001304	08/2025	12/31/2058	10,094.80	150.00	9,944.80	
t0000800	05/2026	12/31/2029	2,654.00	200.00	2,454.00	
t0000026	04/2023	12/31/2030	9,675.48	3,624.00	6,051.48	
t0000063	02/2025	12/31/2036	9,717.00	4,083.00	5,634.00	
p00070	07/2025	12/31/2062	12,302.00	1,075.00	11,227.00	
t0001261	08/2023	12/31/2041	17,310.37	2,040.00	15,270.37	
t0000062	06/2023	12/31/2039	6,776.15	2,585.00	4,191.15	
t0000101	07/2023	12/31/2033	6,998.50	2,452.00	4,546.50	
t0000156	08/2025	12/31/2030	3,255.00	650.00	2,605.00	
Total Turnkey			**84,510.80**	**19,347.00**	**65,163.80**	
			Agreement	**Received**	**Remaining**	
PHA TOTAL (93)			**633,014.83**	**207,972.43**	**425,042.40**	