PEEKSKILL HOUSING AUTHORITY

PHA

MONTHLY BOARD OF COMMISSIONERS MEETING

OCTOBER 15, 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

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

PEEKSKILL HOUSING AUTHORITY
MONTHLY BOARD OF COMMISSIONERS
MEETING – OCTOBER 22, 2026
(Rescheduled from October 15, 2026)
DUNBAR HEIGHTS
AGENDA

I. ROLL CALL

II. APPROVAL OF MINUTES

a. Resolution No. 10/01/2026 – Approval of Regular Meeting Minutes – September 17, 2026
b. Resolution No. 10/02/2026 – Approval of Public Hearing Minutes – September 17, 2026
c. Resolution No. 10/03/2026 – Approval of Public Hearing Minutes – September 17, 2026

III. CORRESPONDENCE: *None*

IV. EXECUTIVE DIRECTOR'S REPORT

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

V. COUNSEL'S REPORT

VI. UNFINISHED BUSINESS: *None*

VII. NEW BUSINESS

a. Resolution No. -- 10/04/2026 – Approval of September Monthly Bills
b. Resolution No. – 10/05/2026 – Reaffirming the Small Purchase Threshold
c. Resolution No. – 10/06/2026 – Selection of Fee Accountant

VIII. TENANTS' COMMENTS AND CONCERNS

IX. ADJOURNMENT

X. EXECUTIVE SESSION- *Ongoing Matters*

Resolution No. 10/01/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
September 17, 2026 BOARD MEETING MINUTES
REGULAR SESSION

WHEREAS, The Board of Commissioners have reviewed the minutes of September 17, 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 September 17, 2026 Board Meeting.

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 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: October 15, 2026

_____

J. Phalen, Executive Director

Resolution No. 10/02/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
SEPTEMBER 17, 2026 PUBLIC HEARING MINUTES

WHEREAS, The Board of Commissioners have reviewed the minutes of September 17, 2026 Public Hearing; 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 September 17, 2026 Public Hearing.

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 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: October 15, 2026

_____

J. Phalen, Executive Director

Resolution No. 10/03/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING
SEPTEMBER 17, 2026 PUBLIC HEARING MINUTES

WHEREAS, The Board of Commissioners have reviewed the minutes of September 17, 2026 Public Hearing; 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 September 17, 2026 Public Hearing.

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 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: October 15, 2026

_____

J. Phalen, Executive Director

PEEKSKILL HOUSING AUTHORITY

J. Phalen
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PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
SEPTEMBER 17, 2026

ROLL CALL:

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

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

Chairman Simpkins welcomed everyone to the September 17, 2026 Board of Commissioners Meeting.

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

Chairman Simpkins asked for a motion to pass Resolution No. 09/01/2026. Vice Chairman Houston made the motion and Commissioner Benson 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 – Absent, Commissioner Benson – Aye, Commissioner Dabbs – Aye. Resolution passes.

EXECUTIVE DIRECTOR'S REPORT

Revenue

The Executive Director reviewed the August 2026 revenue.

HUD Revenue – August $188,591

Other Non-Federal Revenue – August $2,675

Tenant Charges – $182,991

Total Tenant Charges, including parking, miscellaneous charges, late fees, air conditioners and other tenant charges – $186,790

Total Collected – $165,234

Unpaid Tenant Balance for August – $21,556

Total Outstanding Tenant Charges to Date – $1,156,398

Bills Paid

The Executive Director reviewed the August bills.

Monthly expenses remained generally consistent with prior months.

Unit Turnaround Contracts – $38,600

Total Expenses for August 2026 – $303,876

Ross Grant – $6,454

Court Proceedings

Nine residents were in court with a combined balance of $180,463.

Three payments were received totaling $1,878.

Nine residents were adjourned.

Tenant Payment Agreements – TPA

As of August 31, 2026, a total of 93 residents had payment agreements.

The total agreement amount was $633,014.83 with $207,972.43 received and $425,042.40 remaining.

Work Orders

As of August 31.

100 work orders. 95 were completed and 5 remained outstanding.

Unit Turnovers

There were 5 vacant units as of August 31. One unit was offline due to rehabilitation.

Extermination

There were no bedbug treatments in August 2026.

There were 2 bedbug treatments year-to-date.

Occupancy

Occupancy was reported at 98%, with 267 occupied units.

Tenants Account Receivable – TAR

The Executive Director reviewed tenant accounts receivable.

Bohlmann Towers: 17 residents with no payment.

Dunbar Heights: 25 residents with no payment.

Turnkey: 9 residents with no payment.

Total: 51 residents with no payment.

Past-due balances were reported as follows:

Bohlmann Towers: 74 residents owed $653,451.

Dunbar Heights: 55 residents owed $346,026.

Turnkey: 15 residents owed $156,892.

Total: 144 residents with past-due balances totaling $1,156,398.

Police Reports

Police Activity PHA – August 4 – August 10, 2026

Bohlmann Towers: 36 visits, consisting of 28 patrol/follow-up visits and 8 other visits.

Dunbar Heights: 26 visits, consisting of 24 patrol/follow-up visits and 2 other visits.

Police Activity PHA – August 25 – August 31, 2026

Bohlmann Towers: 35 visits, consisting of 34 patrol/follow-up visits and 1 other visit.

Dunbar Heights: 34 visits, consisting of 30 patrol/follow-up visits and 4 other visits.

KILEY CENTER

The Executive Director reported that the required components of the Section 18 application had been completed and that a public hearing had been held.

Board approval was required to authorize submission of the application to HUD.

FEE ACCOUNTANT

PHA's current Fee Accountant, John Cruikshank, is scheduled to retire effective October 1, 2026. The initial Request for Proposals closed on August 14, 2026, with one proposal received. PHA reissued the solicitation to obtain additional proposals. Proposals are due by September 30, 2026. The solicitation was advertised in The Journal News, PHADA and NYSPHADA, with direct outreach to qualified firms.

Mr. Cruikshank has agreed to remain through November 1, 2026 to provide continuity while the procurement process is completed.

CAPITAL FUND PROGRAM – FIVE-YEAR ACTION PLAN

The Executive Director explained that the Capital Fund Program provides formula-driven capital funds for public housing authorities.

The Five-Year Action Plan is rolled forward annually.

The 2026 Capital Fund award was reported as $1,093,373.

The proposed projects include:

- Building Operations – $273,000
- Administration – $109,000
- Architect/Design Professional – $75,000
- Modernization Consultant – $48,000
- Bohlmann Towers Baseboard Replacement – $100,000
- Bohlmann Towers Common Area Painting – $88,373
- Dunbar Heights Boiler Rehabilitation – $250,000
- Dunbar Heights Tuck Pointing – $150,000

The 2026–2030 Five-Year Plan was publicly announced on July 27, 2026, and the required public hearing was held before the Board meeting.

The Executive Director stated that HUD regulations allow 25% of Capital Funds to be transferred to the operating budget.

ELEVATOR PROJECT

The Bohlmann Towers Elevator Modernization Project was rebid.

A pre-bid meeting is scheduled for September 29, 2026 at 11:00 a.m.

Bids are due October 27, 2026 at 11:00 a.m.

The project will be brought before the Board after the bids have been reviewed.

DUNBAR HEIGHTS KITCHENS

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

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.

OTHER PROJECT UPDATES

1227 Howard Street – Bathroom renovations have been completed.

1431 Park Street – Concrete sidewalk work has been completed.

Bohlmann Towers – Parking lot paving and striping is scheduled.

Dunbar Heights Low Roofs – 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. The doors have been ordered and work should begin shortly. Minor daytime disruption to laundry services is expected and notices will be posted.

COUNSEL'S REPORT

Counsel Mark Kemansky reported that nine nonpayment cases had been in court approximately two weeks earlier. Most tenants appeared and requested an attorney and a statutory adjournment. The cases were scheduled to return the following week.

The next set of notices had been served, with additional cases proceeding as the court backlog was addressed.

Counsel stated that the objective in the cases is to obtain payment, including packages that substantially reduce or pay off outstanding balances. Where a tenant can substantially reduce the

balance, a repayment agreement may be considered. Where payment is not practical, PHA may proceed with warrants and judgments.

UNFINISHED BUSINESS: *None*

Resolution No. 09/02/2026 –July Monthly Bills

Chairman Simpkins asked for a motion to pass Resolution No. 09/02/2026. Vice Chairman Houston made the motion and Commissioner Dabbs 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 – Absent, Commissioner Benson – Aye, Commissioner Dabbs – Aye. Resolution passes.

Resolution No. 09/03/2026 –August Monthly Bills

Chairman Simpkins asked for a motion to pass Resolution No. 09/03/2026. Vice Chairman Houston made the motion and Commissioner Dabbs 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 – Absent, Commissioner Benson – Aye, Commissioner Dabbs – Aye. Resolution passes.

Resolution No. 09/04/2026 – Approving 5 Year and Annual Plan for the Fiscal Years of April 2026 – March 2030

Chairman Simpkins asked for a motion to pass Resolution No. 09/04/2026. Vice Chairman Houston made the motion and Commissioner Benson 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 – Absent, Commissioner Benson – Aye, Commissioner Dabbs – Aye. Resolution passes.

Resolution No. 09/05/2026 – Submission of Section 18 Application

Chairman Simpkins asked for a motion to pass Resolution No. 09/05/2026. Vice Chairman Houston made the motion and Commissioner Benson 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 – Absent, Commissioner Benson – Aye, Commissioner Dabbs – Aye. Resolution passes.

TENANTS QUESTIONS COMMENTS AND CONCERNS:

Mishiba Taylor: Just because I've just heard you say, what's going on with the Kiley center? What's the application for?"

Chairman Simpkins: Mr. Bondar, can you please explain it?

Nathan Bondar: The application is that the Housing Authority in conjunction with the town of Peekskill wants to rehabilitate and put the Kiley center to a different use. So, in order to make any changes to the Kiley Center, the Housing Authority needs permission from HUD. This application process is getting permission from HUD to make those changes.

Mishiba Taylor: It's going to be repurposed for what?

Executive Director Phalen: That hasn't been decided yet. Residents will be involved; the public will be involved when deciding that. This is the first step in getting the money that is needed to renovate the center because it's falling apart."

Mishiba Taylor: I sent a complaint regarding a board member. Nobody said anything back to me outside of the director's assistant.

Executive Director Phalen: We're going to hold an executive session after this meeting so the board can speak about it.

Mishiba Taylor: Oh, but I'm not involved in that, so how would I know about it?

Executive Director Phalen: You will be notified of any final decisions. I speak with the board about it all together, then it's up to the board of what they want to do next, if they want to meet with you one-on-one, and they can take it from there. It's up to them."

Tawana Burkett: I fell in 2010 and I could have sued the housing authority, but I didn't. I was in a studio and then they moved me to a one bedroom, but I had more closet space in the studio. I also need to have surgery. I need additional space. I need a Cpap machine, but I don't have the space. I was promised a bigger apartment. My husband was on my lease then; I removed him and tried to add him back and they said that I couldn't. We worked through that issue. I have a lot of stuff.

Chairman Simpkins: So, you went from a studio to a one bedroom. Which theoretically, a one bedroom is supposed to be bigger than a studio. And then you said you were promised a two Bedroom?

Tawana Burkett: Yes, I was. They were going to move me to Dunbar Heights. But then they said, the excuse was, I cannot use the stairs. I don't have to use the stairs. I could have stayed downstairs and my husband could move up and down the stairs to get me whatever I needed. So that was taken off the table. So, I'm still stuck in this one-bedroom apartment. It's me, my husband and my dog in that one-bedroom apartment.

Chairman Simpkins: Ms. Burkett, only household members who are authorized under the lease are permitted to reside in the apartment and since you have no space and you need this medical equipment in your house, how do you think you're going to move forward with having a surplus supply of stuff in your house and you need more stuff in your house? You can't get more stuff in your house until you get some stuff out of your house.

Tawana Burkett: I'm saying I'm in a one-bedroom apartment. It's me, my husband, and my dog.

Executive Director Phalen: Ms. Burkett, we can have a conversation about that one-on-one.

Chairman Simpkins: Ms. Phalen says she will call you.

Tawana Burkett: Okay, I would appreciate it.

Commissioner Benson: Is a two-bedroom going to be the same price as the one-bedroom?"

Executive Director Phalen: Yes, rent is based on your income.

Tawana Burkett: Is there a plan to help this rodent problem that we have in this building? Or like what's the plan for that?

Executive Director Phalen: You have to call for a work order. Let us know that there's a serious roading problem. If we don't know, we can't follow it up.

Mishiba Taylor: I had my cousin come into my apartment before I moved all my stuff in and plugged every hole in my apartment with red stuff. I know it works. It worked for a really long time."

Vice Chairman Houston: Well, because the building is so old, they could be in the walls.

Yolanda Scott: They just need to go through each floor and treat each floor, you know, instead of getting rid of them, because at the end of the day, we all have to live here, and nobody should have to live there, and they keep complaining, and nobody's doing anything about it, and if they do exterminate,

Commissioner Dabbs: I watch the exterminators, they're in there for two seconds, a couple of sprays in the kitchen. I want you to do the whole place.

Executive Director Phalen: So, again if we don't know, we can't fix it.

George Bauer: When I came down here, I was waiting for the elevator on the fourth floor. There were two running down the hallway. Two of them. I don't know where they came from, but they were running down the hallway. They looked at me, and they ran.

Mishiba Taylor: What are we going to do about the incinerators? Can we get somebody to clean them?

Vice Chairman Houston: They have a company that does that. It's done twice per year.

Mishiba Taylor: The Park Street laundry room is getting a fob door. Can we have one?

Commissioner Dabbs: Let us get ours first.

Chairman Simpkins: Are there any more questions or concerns before we move on into executive session?

None

Chairman Simpkins: Thank you, ladies, for coming and gentlemen for coming to the meeting. We truly appreciate your time

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

The meeting went into executive session at 8:14 pm.

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

Chairman Simpkins motioned to adjourn the meeting. Vice Chairman Houston made the motion and Commissioner Dabbs seconded.

The meeting was adjourned at 9:45 pm.

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PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
PUBLIC HEARING
SEPTEMBER 17, 2026

ROLL CALL:

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

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

FIVE-YEAR AND ANNUAL PLAN

Chairman Simpkins opened the public hearing regarding the Five-Year and Annual Plan for the Fiscal Years of April 2026 through March 2030.

The Executive Director reviewed the Capital Fund Program Five-Year Action Plan and Annual Statement. The Plan was updated to reflect the 2026 Capital Fund Program award of **$1,093,373**.

The proposed Capital Fund allocations included:

- Building Operations – $273,000
- Administration – $109,000
- Architect/Design Professional – $75,000
- Modernization Consultant – $48,000
- Bohlmann Towers Baseboard Replacement – $100,000
- Bohlmann Towers Common Area Painting – $88,373
- Dunbar Heights Boiler Rehabilitation – $250,000
- Dunbar Heights Tuck Pointing – $150,000

The Executive Director explained that the Capital Fund Program is formula-driven and that the Five-Year Action Plan is rolled forward annually.

The Executive Director further explained that HUD regulations permit up to 25% of Capital Funds to be transferred to the operating budget.

The public was given an opportunity to comment.

There were no public comments regarding the Five-Year and Annual Plan.

The public hearing was closed.

Meeting adjourned at 7:05 PM

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PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS
PUBLIC HEARING
SEPTEMBER 17, 2026

ROLL CALL:

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

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

SECTION 18 APPLICATION – KILEY CENTER

Chairman Simpkins opened the public hearing regarding the submission of the Section 18 Application concerning the Kiley Center.

Tawana Burkett: What is it?

Chairman Simpkins: Can you explain it to them?

Nathan Bondar: I'm Nathan Bondar. I'm helping the housing authority with this process. Basically, the community, along with the housing authority, has decided it's in the best interest of the housing authority to put the Kiley Center to an additional new use to benefit the community. The issue with, I guess, the housing authority doing it as they please is that it is a property that's owned by the housing authority which means that HUD has a lien on all the properties that are owned by the housing authority. So, in order for the housing authority to make any changes to the property, they need to get HUD's consent. HUD has an application process known as a section 18 disposition process, which would allow the housing authority to make changes with HUD's approval. So, part of the process is making sure that the public, who have no effect, there's no residence that's affecting because no one lives in the property, but the public has a chance to comment and see if they have any objections to the housing authority disposing of the property.

Vice Chairman Houston: Not disposing of it, you don't want to say disposing, right?

Nathan Bondar: Well, it's a transfer, so it's another way of using the word transfer.

George Bauer: Oh, okay. But now it doesn't give no more food out and nobody can call the center anymore?

Executive Director Phalen: That was ran through WestCop. They left, approximately two months ago.

George Bauer: Yeah. But they aren't coming back, right?

Executive Director Phalen: No, they're not coming back.

Mishiba Taylor: What happened with the food truck that used to come?

Executive Director Phalen: That was through WestCop as well. They closed that program down, we weren't even informed that WestCop was leaving. They just left, but we're looking at other options, to do something similar.

There were no further public comments.

Chairman Simpkins motioned to adjourn the meeting. Vice Chairman Houston made the motion and Commissioner Dabbs seconded.

Meeting adjourned at 7:10 PM

PEEKSKILL HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
October 15, 2026
EXECUTIVE DIRECTOR'S REPORT

Revenue	**September**
HUD Subsidy – Bohlmann (AMP 1)	54,341
HUD Subsidy – All other sites (AMP 2)	52,884
Proceeds from Capital Funds/Shortfall Funds/ROSS Grant	68,190
Total HUD Revenue	**175.415**
Other Revenue– Non-Federal	
Laundry Commissions	1,765
CAP Office	0
Health Center	1,480
Interest	690
Total	**3,935**
TENANT CHARGES	**September**
Rent	181,811
Parking	1,845
Misc. (key cards, maintenance charges, legal fees)	0
Late fees	1,088
Air Conditioners	1,105
TOTAL TENANT CHARGES	**185,849**
Total Collected	**178,204**
Unpaid Tenant Balance for the month	7,644
All Outstanding Tenant Charges	**1,164,042**
Monthly write offs-Outstanding balances for move outs	0

Financial

BILLS PAID

	September
Payroll (M)	73,741
Elevator (Q)	0
Exterminator (M)	2,710
City Trash Collection (Q)	21,060
City Water (Q)	48,249
Sewer Tax (Semi-Annual)	26,637
Robison Fuel Oil (M)	1,428
Electric (M)	30,205
Gas (M)	66
Propane (M)	0
Legal – PHA Attorney (M)	0
Legal – Labor Attorney	0
Lawsuit Deductibles	0
Health Insurance/Dental Insurance(M)	36,818
Process Server – Evictions (M)	0
Insurance – Commercial (Q), Liability (Q), WC (M), Auto (Q)	254
Credit Card (M)-Maintenance Supplies, Office Expenses, Tenant Services *(2 Months)*	24,430
Other Maintenance Supplies and Contracts (M) *(Chute Repair: $9,429 Landscaping: $13,765 Boiler Controls: $7,742)*	32,269
Other Office Expenses and Contracts (M)	12,607
PILOT (SA)	0
NYS Retirement Contribution (A)	2,940
Medicare Part B Reimbursement	0
Unit Turnaround Contracts	0
TOTAL EXPENSES	**$313,414**
ROSS Grant (Salary, expenses and training)	6,154
CAPITAL FUND PROJECTS (construction and architect fees)	4,156

COURT PROCEEDINGS

MONTH	# RESIDENTS	BALANCE	#PAID	AMOUNT PAID	RESULT/COMMENTS
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
September 2026	8	174,740	6	7,627	8-Adjourned
October 2026					
November 2026					
January 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	123	
July	134	134	
August	100	100	
September	98	93	5 Outstanding

Tenant Payment Agreement Summary – As of September 30, 2026

Bohlmann Towers (47 Agreements)

- Total Agreement Amount: $310,600.75
- Total Received: $81,247.98
- Remaining Balance: $229,352.77

Dunbar Heights (35 Agreements)

- Total Agreement Amount: $275,502.71
- Total Received: $108,563.25
- Remaining Balance: $166,939.46

Turnkey (12 Agreements)

- Total Agreement Amount: $84,510.80
- Total Received: $19,571.00
- Remaining Balance: $64,939.80

PHA Total (94 Agreements)

- **Total Agreement Amount: $670,614.26**
- **Total Received: $209,382.23**
- **Remaining Balance: $461,232.03**

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 3-N	3	08/31/26			CONTRACTORS WORKING
BT 4-G	3	08/11/26	9/21/26	09/25/26	
BT 8-F	5	08/24/26			CONTRACTORS WORKING
BT 8-J	4	03/31/26	08/20/26	08/24/26	
BT 8-M	1	07/31/26	10/5/26		LEASE 10/15/26
DH 9-B	4	12/19/25	01/15/26	02/06/26	
DH 11-B	1	08/31/26			CONTRACTORS WORKING
DH 16-D	2	02/06/26	04/03/26	04/20/26	
DH 17-A	2	06/30/26	9/16/26		LEASE 10/01/26
TK 1431B 3-L	3	02/28/26	08/21/26	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	**6**				
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	0	
October	2	0		
November	0	0		
December	0	0		
TOTAL	11	26	2	
COST	$2,267	$4,117	$175	

ACTIVE UNITS

As of September 30th	
Bohlmann Towers	140
Dunbar Heights	95
Turnkey	32
Total Occupancy Rate	**97% (267)**

TENANT ACCOUNTS RECEIVABLE - LATE OR NO PAYMENT

SITE	# Units	No Payment	Past Due through Sept. 30, 2026	
Bohlmann Towers	144	(17) 18	84 owed $661,756	(653,481)
Dunbar Heights	96	(25) 8	56 owed $344,335	(346,026)
Turnkey	33	(9) 4	20 owed $157,952	(156,892)
Totals	273	(51) 30	160- 53% - $1,164,042	($1,156,398)

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS

PHA Activity: September 1 – September 7, 2026

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	28	22	6*
Dunbar Heights	30	27	3*

Bohlmann Towers – Other: 1 Noise Complaint, 1 Dispute, 1 Harassment Complaint, 1 Traffic Stop, 1 Parking Complaint, 1 Suspicious Activity Call.
Dunbar Heights – Other: 1 Welfare Check, 1 Police Investigation, 1 Domestic Incident.

PEEKSKILL POLICE DEPARTMENT INCIDENT REPORTS CONT'D

PHA Activity: September 8 – September 14, 2026

	Total Visits	Patrol/Follow-up	Other
Bohlmann Towers	27	24	3*
Dunbar Heights	33	32	1*

Bohlmann Towers – Other: 1 Parking Complaint, 1 Drone Activity Call, 1 Medical Call.
Dunbar Heights – Other: 1 Motor Vehicle Accident involving Property Damage.

Grants

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".

Resolutions Requested

Fee Accountant

Following the reissuance of the solicitation for fee accounting services, PHA received three proposals from CLA, EFPR Group, and SX Business Services. The solicitation was advertised in The Journal News, PHADA, and NYSPHADA, with additional direct outreach to qualified firms.

Firm	Proposed Annual Fee	Qualifications and Scope	Additional Costs / Limitations
CLA	**$35,400**	Extensive housing authority experience.	Separate charges for internal auditing, onsite meeting attendance, and travel; limits on included consulting services.
EFPR Group	**Not to exceed $36,000**	Experienced public housing accounting personnel; comprehensive scope covering PHA's requested services.	All-inclusive proposed fee, including travel and related expenses; additional work outside the scope requires a contract addendum.
SX Business Services	**$18,000 — QuickBooks; $14,400 — Yardi**	Lowest base price; less detail provided regarding HUD reporting responsibilities and assigned personnel.	Additional charges for annual audit assistance, travel, and other excluded services and expenses.

Evaluation factor	Maximum	EFPR	CLA	SX Business
Method and approach to providing requested services	35	33	27	23
Qualifications and relevant experience of proposed personnel	40	37	38	22
Cost of services*	25	12.50	12.71	25.00
Total	**100**	**82.50**	**77.71**	**70.00**
Preliminary rank		**1**	**2**	**3**

I recommend awarding the contract to EFPR Group for its comprehensive scope and all-inclusive annual fee of $36,000, just $600 above CLA's base proposal. Included services cover monthly accounting, bank reconciliations, budget comparisons and preparation, operating subsidy calculations, HUD Financial Data Schedules, year-end audit preparation and coordination, internal auditing, and requested meeting attendance. Travel and related expenses are included, providing greater cost predictability.

EFPR was also recommended by PHA's outgoing fee accountant, John Cruikshank.

Board approval is requested to award a one-year contract to EFPR Group at an annual cost not to exceed $36,000.

Procurement Policy: Reaffirmation of $250,000 Small Purchase Threshold

Board approval is requested to reaffirm the $250,000 small purchase threshold adopted by the board on March 17, 2023. The April 29, 2024 Procurement Policy update, which added Section 3, inadvertently omitted that threshold. The resolution clarifies that the omission did not change or rescind the previously approved threshold and confirms that it remained in effect.

Other Updates

Elevator Project- 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.

Currently Scheduled/To be scheduled projects-2022 CFP grant

Bohlmann- Parking lot paving and striping beginning Oct 19th. One side will be done at a time.

Dunbar low roofs-The porch overhang roofs will be repaired and replaced beginning October 19th. Please make sure all items are removed from back porches.

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
Profit & Loss
September 2026

		Sep 26
Ordinary Income/Expense		
Income		
3110 Dwelling Rental		
3110.1 Bohlmann Towers		96,215.00
3110.2 Dunbar Heights		55,792.00
3110.4 Turnkey		29,804.00
Total 3110 Dwelling Rental		181,811.00
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.		689.58
3690 Other Income		
3690.1 Laundry Room Income		1,764.93
3690.3 Health Center Rent		1,480.32
3690.6 Late Fees		
Bohlmann Towers	435.25	
Dunbar Heights	524.35	
Turnkey	128.50	
Total 3690.6 Late Fees		1,088.10
3690.9 AC - BT		1,036.50
3690.9 Ac - TK		68.00
Total 3690 Other Income		5,437.85
3691 Other Income CFP Subsidy		20,833.00
8020 Operating Subsidy		
8020.1 AMP 1		54,341.00
8020.2 AMP2		52,883.75
Total 8020 Operating Subsidy		107,224.75
Total Income		317,841.18
Gross Profit		317,841.18
Expense		
4110 Administrative Salaries		28,872.08
4140 Staff Training		1,000.00
4170 Accounting Fees		2,400.00
4171 Auditing Fees		2,083.00
4190.5 Forms, Station. & Office		7,970.00
4190.6 All Other Sundry		805.19
4190.7 Admin. Service Contracts		1,128.14
4190.71 Leases		305.45
4190.9 Advertising		266.80
4320 Electricity		29,086.80
4330 Gas		6,262.96
4340 Fuel		1,428.39
4410 Labor		44,868.72
4420 Materials		
4420.01 Supplies - Grounds		11,883.23
Total 4420 Materials		11,883.23
4430.1 Garbage & Trash Removal		21,720.00
4430.11 Routine Maint Contracts		156.25
4430.2 Heating & Cooling Contr		6,962.29
4430.5 Landscaping Contracts		13,180.00
4430.9 Exterminating Contracts		1,630.00
4510 Insurance Expense		19,753.00

Peekskill Housing Authority
Profit & Loss
September 2026

	Sep 26	
4540 Employee Benefits		
4540.1 Employee Ben - Admin	25,417.65	
4540.2 Employee Ben - Maint	15,213.60	
4540.6 GASB-68 Admin	12,500.00	
Total 4540 Employee Benefits		53,131.25
4570 Collection Losses		6,055.00
4190.72 · 4190.73 IT Services		750.00
7520 · 7520 Equipment Purchases		9,428.50
Total Expense		271,127.05
Net Ordinary Income		46,714.13
Other Income/Expense		
Other Income		
8027 CDBG Funds		47,356.85
Total Other Income		47,356.85
Other Expense		
4805 ROSS 2022 Expenses		6,154.00
Total Other Expense		6,154.00
Net Other Income		41,202.85
Net Income		**87,916.98**

Peekskill Housing Authority
Profit & Loss
April through September 2026

	Apr - Sep 26	
Ordinary Income/Expense		
Income		
3110 Dwelling Rental		
3110.1 Bohlmann Towers	658,356.00	
3110.11 Retro Rent BT	14,292.00	
3110.2 Dunbar Heights	270,124.00	
3110.21 Retro Rent DH	7,835.00	
3110.4 Turnkey	176,883.00	
3110.41 Retro Rent TK	3,035.00	
Total 3110 Dwelling Rental		1,130,525.00
3190 Nondwelling Rental		
3190.1 Bohlmann Towers	4,380.48	
3190.2 Dunbar Heights	4,636.00	
3190.4 Turnkey	1,853.23	
Total 3190 Nondwelling Rental		10,869.71
3610 Interest on Gen. Fund Inv.		4,002.93
3690 Other Income		
3690.1 Laundry Room Income	12,800.64	
3690.3 Health Center Rent	5,181.12	
3690.6 Late Fees		
Bohlmann Towers	2,817.40	
Dunbar Heights	2,467.45	
Turnkey	643.07	
Total 3690.6 Late Fees	5,927.92	
3690.8 Work Orders		
Bohlmann Towers	590.00	
Dunbar Heights	86.00	
Total 3690.8 Work Orders	676.00	
3690.9 AC - BT	4,915.06	
3690.9 Ac - TK	860.58	
Total 3690 Other Income		30,361.32
3691 Other Income CFP Subsidy		124,998.00
8020 Operating Subsidy		
8020.1 AMP 1	377,879.00	
8020.2 AMP2	366,000.75	
Total 8020 Operating Subsidy		743,879.75
Total Income		2,044,636.71
Gross Profit		2,044,636.71
Expense		
4110 Administrative Salaries		187,063.81
4130 Legal Expense		22,985.00
4140 Staff Training		8,460.12
4170 Accounting Fees		14,400.00
4171 Auditing Fees		12,498.00
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		29,189.64
4190.6 All Other Sundry		11,958.06
4190.7 Admin. Service Contracts		18,872.75
4190.71 Leases		1,059.24
4190.9 Advertising		2,451.55
4220.01 Other Tenant Services		2,364.99
4310 Water & Sewer		143,708.91
4320 Electricity		158,536.39

Peekskill Housing Authority
Profit & Loss
April through September 2026

	Apr - Sep 26
4330 Gas	98,857.81
4335 Propane	7,042.77
4340 Fuel	72,512.76
4410 Labor	292,799.48
4420 Materials	
4420.01 Supplies - Grounds	58,168.35
Total 4420 Materials	58,168.35
4430.1 Garbage & Trash Removal	42,320.05
4430.10 Alarm/Extinguish Contra	2,332.15
4430.11 Routine Maint Contracts	17,442.50
4430.2 Heating & Cooling Contr	12,129.82
4430.4 Elevator Contracts	7,827.30
4430.5 Landscaping Contracts	33,910.00
4430.6 Unit Turnaround Contract	103,950.00
4430.9 Exterminating Contracts	8,245.00
4510 Insurance Expense	114,803.00
4540 Employee Benefits	
4540.1 Employee Ben - Admin	129,836.11
4540.2 Employee Ben - Maint	109,477.63
4540.6 GASB-68 Admin	75,000.00
Total 4540 Employee Benefits	314,313.74
4570 Collection Losses	37,110.00
4190.72 · 4190.73 IT Services	4,500.00
7520 · 7520 Equipment Purchases	24,078.50
Total Expense	1,868,515.97
Net Ordinary Income	176,120.74
Other Income/Expense	
Other Income	
8027 CDBG Funds	156,606.85
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	1,246,851.41
Other Expense	
4610 Extraordinary Maintenance	55,300.00
4805 ROSS 2022 Expenses	38,264.36
Total Other Expense	93,564.36
Net Other Income	1,153,287.05
Net Income	**1,329,407.79**

Peekskill Housing Authority
Balance Sheet
As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1111.2 Cash - Operating Account	513,279.57
1111.5 Cash - Payroll Account	22,878.60
1112 Chase - Nonfederal	889,849.75
1114 Security Deposit Fund	79,875.19
1117 Petty Cash Fund	1,000.00
Total Checking/Savings	1,506,883.11
Other Current Assets	
1123 Allowance for Doubt. Accts	-1,001,988.00
1125 AR HUD	702,669.90
1129 AR Other	2,588.34
1211 Prepaid Insurance	51,605.67
1260 Material Inventory	34,813.00
1261 Obsolete Inventory	-1,741.00
1122.1 · 1122.1 TAR Bohlmann	353,374.66
1122.2 · 1122.2 TAR Dunbar	289,797.47
1122.3 · 1122.3 TAR Turnkey	114,102.21
1122.7 · 1122.7 TAR Repays Bohlmann	233,827.24
1122.8 · 1122.8 TAR Repays Dunbar	164,231.53
1122.9 · 1122.9 TAR Repays Turnkey	56,279.42
1262 · 1262 Fuel Oil Inventory	26,045.00
Total Other Current Assets	1,025,605.44
Total Current Assets	2,532,488.55
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	125,866.47
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	6,074,820.48
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	**9,575,756.03**

Peekskill Housing Authority
Balance Sheet
As of September 30, 2026

	Sep 30, 26
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2111 Accounts Payable	88,274.84
2114 Tenant Security Deposits	83,311.66
2117.3 Pension Payable	4,469.39
2117.5 Group Insurance	2,157.30
2117.7 CSEA Dues	26.00
2118 Due to HUD	7,048.87
2133 Accrued utilities	153,793.25
2135 Accrued Payroll	15,635.00
2136 Accrued Pension	75,000.00
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	4,610.42
2240.2 · Prepaid Rent Dunbar	6,194.79
2240.3 · Prepaid Rent Turnkey	2,864.88
Total Other Current Liabilities	716,219.64
Total Current Liabilities	716,219.64
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	6,662,470.64
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	1,329,407.79
Total Equity	2,913,285.39
TOTAL LIABILITIES & EQUITY	9,575,756.03

Peekskill Housing Authority
Summary Operating Statement - Budget and Actual
Six Months Ended September 30, 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	1,083,609	2,141,190	1,070,595	1,130,525	59,930
Nondwelling Rent	10,879	21,960	10,980	10,870	(110)
Interest Income	3,999	500	250	500	250
Other Income	38,961	35,000	17,500	30,362	12,862
HUD Operating Subsidy	950,640	1,650,000	825,000	743,880	(81,120)
CFP Operations Subsidy	100,002	250,000	125,000	124,998	(2)
Total Operating Receipts - Including HUD Contri	2,188,090	4,098,650	2,049,325	2,041,135	(8,190)
Expenses					
Operating Expenditures					
Administrative:					
Administrative Salaries	179,495	379,370	189,685	187,064	2,621
Legal Expense	22,357	45,000	22,500	22,985	(485)
Training	9,836	5,000	2,500	8,460	(5,960)
Travel	0	5,000	2,500	0	2,500
Accounting Fees	14,400	30,000	15,000	14,400	600
Auditing Fees	12,498	25,000	12,500	12,498	2
Telephone, Office Supplies, Miscellaneous	90,028	154,000	77,000	70,656	6,344
Total Administrative Expenses	328,614	643,370	321,685	316,063	5,622
Tenant Services:					
Contracts	0	0	0	0	0
Relocation and other	3,587	20,000	10,000	2,365	7,635
Total Tenant Services Expenses	3,587	20,000	10,000	2,365	7,635
Utilities:					
Water/Sewer	154,586	260,000	130,000	143,709	(13,709)
Electricity	143,310	290,000	145,000	158,536	(13,536)
Gas	104,284	250,000	125,000	98,858	26,142
Fuel	65,348	297,000	148,500	79,556	68,944
Total Utilities Expenses	467,528	1,097,000	548,500	480,659	67,841
Ordinary Maintenance & Operation:					
Labor-Maintenance	323,521	638,060	319,030	292,799	26,231
Materials - Maintenance	44,903	170,000	85,000	58,168	26,832
Maint Contract Costs	247,670	430,000	215,000	228,157	(13,157)
Total Maintenance Expenses	616,094	1,238,060	619,030	579,124	39,906
Protective Services:					
Contracts	0	5,000	2,500	0	2,500
Total Protective Services	0	5,000	2,500	0	2,500
General Expense:					
Insurance	108,242	239,000	119,500	114,803	4,697
Payments in Lieu of Taxes	63,087	106,620	53,310	66,651	(13,341)
Employee Benefit Contributions	288,164	594,820	297,410	314,314	(16,904)
Collection Losses	37,500	75,000	37,500	37,110	390
Total General Expenses	496,993	1,015,440	507,720	532,878	(25,158)
Nonroutine Items:					
Extraordinary Items	28,152	10,000	5,000	79,379	(74,379)
Total Operating Expenses	1,940,968	4,028,870	2,014,435	1,990,468	98,346
Net Income/(Loss)	247,122	69,780	34,890	50,667	15,777

Resolution No. 10/04/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION APPROVING THE
REVIEW OF MONTHLY BILLS AS LISTED
September 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 September 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 September 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 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: October 15th, 2026

_____

J. Phalen, Executive Director

Peekskill Housing Authority
Transaction List by Vendor
September 2026

Type	Date	Num	Memo	Amount
AAA Carting & Rubbish Removal				
Bill	09/10/2026		Container for rubbish removal	-660.00
Bill Pmt -Check	09/10/2026	19742	Container for rubbish removal	-660.00
American Cycles & Tires				
Bill Pmt -Check	09/30/2026	19782	RAM 2500 Repair and Inspection	-2,885.35
Artistic Glasswork				
Bill	09/10/2026		Insulated Glass Repair	-325.00
Bill Pmt -Check	09/10/2026	19743	Insulated Glass Repair	-325.00
Avaya Financial Services				
Bill	09/24/2026		Monthly office phone service (2 Months)	-585.78
Bill Pmt -Check	09/24/2026	19768	Monthly office phone service (2 Months)	-585.78
Carahsoft Technology Corp.				
Bill	09/24/2026		Social Services Transactions (IN2407462)	-805.19
Bill Pmt -Check	09/24/2026	19769	Social Services Transactions (IN2407462)	-805.19
Chase Card				
Bill	09/15/2026		Chase Credit Card	-14,140.56
Bill Pmt -Check	09/15/2026	19766	Chase Credit Card	-14,140.56
Chute Master				
Bill	09/24/2026		Replacement of Refuse Compaction Unit (1St Payment)	-9,428.50
Bill Pmt -Check	09/24/2026	19770	Replacement of Refuse Compaction Unit (1St Payment)	-9,428.50
City of Peekskill				
Bill	09/10/2026		Vehicle Fuel	-57.90
Bill Pmt -Check	09/10/2026	19744	Vehicle Fuel	-57.90
City of Peekskill (City Garage)				
Bill Pmt -Check	09/30/2026	19783	Vehicle Fuel	-25.00
City of Peekskill (cop)				
Bill Pmt -Check	09/30/2026	19784	2026 City Tax, Second Installment; All Site	-26,637.46
City of Peekskill (cpw)				
Bill Pmt -Check	09/30/2026	19785	Water & Sewer; All Site	-48,248.99
City of Peekskill(cpt)				
Bill	09/10/2026		Trash Pickup, All Sites (Oct, Nov, Dec)	-21,060.00
Bill Pmt -Check	09/10/2026	19745	Trash Pickup, All Sites (Oct, Nov, Dec)	-21,060.00
Con Edison				
General Journal	09/08/2026	Gas	807 Main St heat	3,217.41
Bill	09/10/2026		Kiley Center Gas Service	-65.61
Bill Pmt -Check	09/10/2026	19746	Kiley Center Gas Service	-65.61
CSEA				
Bill	09/10/2026		CSEA, Agency Union Dues	-306.76
Bill Pmt -Check	09/10/2026	19747	CSEA, Agency Union Dues	-306.76
Bill	09/24/2026		CSEA, Agency Union Dues w/e 09/23/26	-306.76
Bill Pmt -Check	09/24/2026	19771	CSEA, Agency Union Dues w/e 09/23/26	-306.76
CSEA Employee Benefit Fund				
Bill	09/24/2026		Vision and Dental; 10/1/2026-10/31/2026	-1,776.39
Bill Pmt -Check	09/24/2026	19772	Vision and Dental; 10/1/2026-10/31/2026	-1,776.39
Bill	09/24/2026		Vision and Dental Benefits (Oct.25)	-1,746.80
Bill Pmt -Check	09/24/2026	19779	Vision and Dental Benefits (Oct.25)	-1,746.80
DEC COPIERS LEASING A PROGRAM OF DE LAN				
Bill	09/24/2026		598350972; Copier Lease (Final payment on previous contract)	-149.00
Bill Pmt -Check	09/24/2026	19773	598350972; Copier Lease (Final payment on previous contract)	-149.00
Bill	09/24/2026		Copier Lease 9/15/26-10/14/26	-156.45
Bill Pmt -Check	09/24/2026	19780	Copier Lease 9/15/26-10/14/26	-156.45
DEC Office Solutions, Inc.				
Bill	09/10/2026		Contract Equipment and Toner	-480.62
Bill Pmt -Check	09/10/2026	19748	Contract Equipment and Toner	-480.62
EnTech Boiler Controls, Inc.				
Bill	09/10/2026		Entech Annual Contracts, All Sites	-6,962.29
Bill Pmt -Check	09/10/2026	19749	Entech Annual Contracts, All Sites	-6,962.29
Bill Pmt -Check	09/30/2026	19786	151404; StreamLive Annual Contract 10/15/26-10/14/27	-780.00
Everon, LLC				
Bill Pmt -Check	09/30/2026	19787	Fire Monitoring Service 9/1/26-8/31/27	-872.04
HD Supply Facilities Maintenance Ltd.				
Bill	09/10/2026		Maintenance Materials (Roller Shades)	-26.00
Bill Pmt -Check	09/10/2026	19750	Maintenance Materials (Roller Shades)	-26.00

Peekskill Housing Authority
Transaction List by Vendor
September 2026

Type	Date	Num	Memo	Amount
Home Depot Credit Services				
Bill	09/10/2026		MAINTENANCE SUPPLIES (2 Months)	-10,289.23
Bill Pmt -Check	09/10/2026	19765	MAINTENANCE SUPPLIES (2 Months)	-10,289.23
General Journal	09/30/2026	Void	Void Home Depot ck#19704 8/12/26	6,589.61
Bill Pmt -Check	09/30/2026	19788	Maintenance Supplies	-653.16
Housing Authority Risk Retention Group				
Bill	09/24/2026		655083126- Reimbursable Deductible	-253.50
Bill Pmt -Check	09/24/2026	19774	655083126- Reimbursable Deductible	-253.50
JC Roskell Managment Consultants, Inc				
Bill	09/10/2026		Modernization Consultant. Aug.2026	-4,000.00
Bill Pmt -Check	09/10/2026	19751	Modernization Consultant. Aug.2026	-4,000.00
JKR Pest Solutions LLC				
Bill	09/10/2026		Monthly Extermination Services and Specials	-1,630.00
Bill Pmt -Check	09/10/2026	19752	Monthly Extermination Services and Specials	-1,630.00
Bill Pmt -Check	09/30/2026	19789	Monthly Extermination Services and Specials	-1,080.00
John G. Cruikshank				
Bill	09/10/2026		Monthly accounting services (Aug 2026)	-2,400.00
Bill Pmt -Check	09/10/2026	19753	Monthly accounting services (Aug 2026)	-2,400.00
Jose Canepa				
Bill	09/10/2026		Security Deposit Refund	-300.01
Bill Pmt -Check	09/10/2026	19754	Security Deposit Refund	-300.01
Juan S Landscaping LLC				
Bill Pmt -Check	09/30/2026	19790	Landscaping, Spring Cleanup 2026	-585.00
Kimberlyn McIver				
Bill	09/10/2026		ROSS Coordinator Fee	-3,077.00
Bill Pmt -Check	09/10/2026	19741	ROSS Coordinator Fee	-3,077.00
Bill	09/24/2026		ROSS Coordinator Fee	-3,077.00
Bill Pmt -Check	09/24/2026	19767	ROSS Coordinator Fee	-3,077.00
Bill Pmt -Check	09/30/2026	19781	ROSS Coordinator Fee	-3,077.00
Kristopher J. Travis				
Bill	09/24/2026		Annual Uniform Allowance	-500.00
Bill Pmt -Check	09/24/2026	19775	Annual Uniform Allowance	-500.00
LAN Associates				
Bill	09/10/2026		6246: HUD bathroom Revitalization Project	-156.25
Bill Pmt -Check	09/10/2026	19755	6246: HUD bathroom Revitalization Project	-156.25
Language Line Services, Inc				
Bill	09/10/2026		Interpretation Services	-15.00
Bill Pmt -Check	09/10/2026	19756	9022006502	-15.00
MARC NAHRO				
Bill Pmt -Check	09/30/2026	19791	NAHRO Membership Dues	-150.00
New York Power Authority				
Bill	09/10/2026		Electricity; All Sites	-30,205.27
Bill Pmt -Check	09/10/2026	19757	Electricity; All Sites	-30,205.27
NYS & Local Employees Retirement Systems				
General Journal	09/09/2026	ERS	September ERS	2,940.39
NYS Employees' Health Insurance Pending A				
Bill	09/10/2026		NYS Employees' Health Insurance	-35,042.29
Bill Pmt -Check	09/10/2026	19758	NYS Employees' Health Insurance	-35,042.29
Bill Pmt -Check	09/30/2026	19792	HEALTH INSURANCE PREMIUMS (2 Months)	-70,084.58
Page Printing				
Bill	09/24/2026		INV018955; Self Seal Custom Security Envelopes	-672.50
Bill Pmt -Check	09/24/2026	19776	INV018955; Self Seal Custom Security Envelopes	-672.50
Paychex				
General Journal	09/09/2026	Paychex	Corestream	96.57
General Journal	09/23/2026	Paychex	Corestream	96.62
Pitney Bowes Global Financial Serv. LLC				
Bill	09/10/2026		Postage Meter billing period ending 09/28/26	-515.82
Bill Pmt -Check	09/10/2026	19759	Postage Meter billing period ending 09/28/26	-515.82
Primo Brands				
Bill Pmt -Check	09/30/2026	19793	Water Delivery and Service	-157.92
Robison				
Bill	09/10/2026		1 year service agreements	-1,428.39
Bill Pmt -Check	09/10/2026	19760	1 year service agreements	-1,428.39
Rosendo Mason Contracting, Inc.				
Bill	09/10/2026		Landscaping, All Sites	-13,180.00
Bill Pmt -Check	09/10/2026	19761	Landscaping, All Sites	-13,180.00

Peekskill Housing Authority
Transaction List by Vendor
September 2026

Type	Date	Num	Memo	Amount
Safe Cloud, Inc.				
Bill	09/10/2026		Monthly IT Contract	-750.00
Bill Pmt -Check	09/10/2026	19762	Monthly IT Contract	-750.00
Sav-Mor Discount Auto Parts				
Bill	09/10/2026		Maintenance Materials	-148.95
Bill Pmt -Check	09/10/2026	19763	Maintenance Materials	-148.95
Bill	09/24/2026		Maintenance Materials	-110.48
Bill Pmt -Check	09/24/2026	19777	Maintenance Materials	-110.48
Stericycle, Inc				
Bill	09/24/2026		Secure document disposal	-90.00
Bill Pmt -Check	09/24/2026	19778	Secure document disposal	-90.00
USA Today Media Corp.				
Bill	09/10/2026		WJN Westchester Advertisement	-266.80
Bill Pmt -Check	09/10/2026	19764	WJN Westchester Advertisement	-266.80
Bill Pmt -Check	09/30/2026	19794	WJN Westchester Advertisement; 0007887049	-907.70
Verizon Wireless				
Bill Pmt -Check	09/30/2026	19795	Staff Devices & ROSS Coordinator Device	-350.67
Yardi Systems				
Bill Pmt -Check	09/30/2026	19796	5426414: Yardi Systems, Inc. Voyager SaaS	-3,948.03

Resolution No. 10/05/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION REAFFIRMING
SMALL PURCHASE THRESHOLD

WHEREAS, the Board of Commissioners of the Peekskill Housing Authority approved an updated Procurement Policy on March 17, 2023, which increased the small purchase threshold from $150,000 to $250,000; and

WHEREAS, the Board subsequently approved an update to the Procurement Policy on April 29, 2024, which included the addition of Section 3; and

WHEREAS, the April 29, 2024 update inadvertently omitted the previously approved $250,000 small purchase threshold, and the omission was not intended to change or rescind the threshold approved on March 17, 2023;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners hereby reaffirms the $250,000 small purchase threshold approved on March 17, 2023, and confirms that the threshold remained in effect as part of the Procurement Policy following the April 29, 2024 update.

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 Dawn Benson				
Commissioner Robert Scott				

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

Effective: October 15, 2026

_____

J. Phalen, Executive Director

Resolution No. 10/06/2026

PEEKSKILL HOUSING AUTHORITY
RESOLUTION SELECTING FEE ACCOUNTANT

WHEREAS, the Peekskill Housing Authority solicited proposals for fee accounting services in accordance with its procurement requirements; and

WHEREAS, the proposals received were reviewed and evaluated based upon the qualifications, experience, services, and proposed fees of the firms responding to the solicitation; and

WHEREAS, based upon the evaluation, the Board of Commissioners has determined that **EFPR Group, CPAs, PLLC,** is the most qualified firm to provide fee accounting services to the Peekskill Housing Authority;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Peekskill Housing Authority hereby selects **EFPR Group, CPAs, PLLC,** as the Authority's Fee Accountant, subject to the execution of an agreement approved by the Executive Director and/or Board of Commissioners and compliance with all applicable procurement requirements.

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 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: October 15, 2026

_____
J. Phalen, Executive Director

TENANT PAYMENT AGREEMENTS

Tenant	Start Month	End Month	Agreement Amount	Received Amount	Remaining Amount	Notes
Bohlmann						
t0000390	10/2022	12/31/2067	28,105.00	3,300.00	24,805.00	
t0001273	01/2023	12/31/2027	1,860.12	919.37	940.75	
t0000524	05/2023	12/31/2028	4,954.00	4,698.00	256.00	
t0000213	05/2023	12/31/2035	18,603.00	5,296.00	13,307.00	
t0001610	06/2023	12/31/2026	4,721.19	2,324.00	2,397.19	
t0000176	06/2023	12/31/2031	5,799.00	4,748.00	1,051.00	
t0001121	06/2023	12/31/2031	2,605.85	628.00	1,977.85	
t0001181	06/2023	12/31/2041	5,897.59	5,378.76	518.83	
t0000008	07/2023	12/31/2029	5,203.30	3,039.80	2,163.50	
t0001245	07/2023	12/31/2045	7,718.66	1,775.00	5,943.66	
p00117	07/2023	12/31/2058	22,425.06	2,789.00	19,636.06	
t0001195	08/2023	12/31/2028	2,189.70	1,100.00	1,089.70	
t0000214	08/2023	12/31/2038	5,701.80	1,700.00	4,001.80	
t0000495	08/2023	12/31/2039	5,894.05	4,433.40	1,460.65	
t0001253	11/2023	12/31/2029	2,205.10	2,099.80	105.30	
u0001117	12/2023	12/31/2038	4,773.80	3,521.40	1,252.40	
t0000372	02/2024	12/31/2055	10,430.80	1,626.20	8,804.60	
t0000979	05/2024	12/31/2045	7,868.80	810.00	7,058.80	
t0000193	10/2024	12/31/2071	5,669.00	230.00	5,439.00	
p00103	11/2024	12/31/2093	20,904.70	520.00	20,384.70	
t0001120	12/2024	12/31/2036	4,030.10	3,961.40	68.70	
t0001162	12/2024	12/31/2058	10,457.95	316.00	10,141.95	
t0000857	05/2025	12/31/2056	9,883.05	1,796.00	8,087.05	
t0001284	06/2025	12/31/2033	2,904.60	1,174.55	1,730.05	Court
t0000168	06/2025	12/31/2034	3,322.30	800.00	2,522.30	
t0001666	07/2025	12/31/2029	1,395.00	1,248.00	147.00	Court
t0001226	07/2025	12/31/2032	2,329.00	2,271.00	58.00	
t0001670	07/2025	12/31/2033	2,668.30	450.00	2,218.30	
t0001721	08/2025	12/31/2026	1,135.75	1,007.00	128.75	
t0001682	08/2025	12/31/2028	1,198.98	1,180.00	18.98	
t0001192	08/2025	12/31/2029	1,814.00	1,731.00	83.00	Court
t0002187	08/2025	12/31/2036	3,470.10	325.00	3,145.10	
t0001480	08/2025	12/31/2037	3,974.00	3,931.00	43.00	
t0000495	08/2025	12/31/2046	6,403.70	815.60	5,588.10	
p00071	08/2025	12/31/2048	7,991.00	1,145.00	6,846.00	
t0001145	09/2025	12/31/2029	1,360.00	325.00	1,035.00	
t0000277	11/2025	12/31/2026	1,984.00	1,100.00	884.00	
t0001683	11/2025	12/31/2027	901.65	838.85	62.80	
t0002000	11/2025	12/31/2035	4,327.00	1,272.00	3,055.00	Court
t0000255	11/2025	12/31/2037	3,678.15	546.85	3,131.30	Court
t0000835	12/2025	12/31/2029	2,182.00	1,380.00	802.00	Court
t0001527	01/2026	12/31/2045	2,483.70	39.00	2,444.70	
t0000253	01/2026	12/31/2054	3,550.20	50.00	3,500.20	Court

t0001482	07/2026	12/31/2031	1,841.71	50.00	1,791.71	
t0000128	08/2026	12/31/2026	2,087.90	1,208.00	879.90	Court
t0000795	08/2026	12/31/2044	12,700.89	1,300.00	11,400.89	Court
t0000273	09/2026	12/31/2087	36,995.20	50.00	36,945.20	Court
Total Bohlmann			**310,600.75**	**81,247.98**	**229,352.77**	
			Agreement	**Received**	**Remaining**	

Dunbar						
t0000154	06/2021	12/31/2041	6,257.25	1,625.00	4,632.25	
t0000107	07/2021	12/31/2028	12,939.00	9,966.00	2,973.00	
t0000904	05/2023	12/31/2030	8,402.10	4,371.00	4,031.10	
t0000022	06/2023	12/31/2027	2,286.00	1,668.00	618.00	
t0000181	06/2023	12/31/2061	5,049.40	5,030.60	18.80	
t0000042	08/2023	12/31/2035	16,844.90	16,497.00	347.90	
p00130	08/2023	12/31/2041	5,798.00	4,215.00	1,583.00	
p00036	08/2023	12/31/2068	14,304.40	5,828.20	8,476.20	
t0001659	09/2023	12/31/2043	6,741.70	1,300.00	5,441.70	
t0001248	11/2023	12/31/2029	2,756.00	2,697.00	59.00	
t0001613	11/2023	12/31/2034	13,591.80	11,655.00	1,936.80	
t0000054	02/2024	12/31/2045	6,592.10	2,448.00	4,144.10	
t0000059	02/2024	12/31/2093	20,999.90	800.00	20,199.90	
t0000363	09/2024	12/31/2052	8,578.47	575.00	8,003.47	
t0000033	09/2024	12/31/2123	30,211.25	987.75	29,223.50	Court
t0001237	11/2024	12/31/2037	5,655.00	5,574.00	81.00	
p00003	11/2024	12/31/2057	10,434.65	875.00	9,559.65	
t0000041	11/2024	12/31/2077	17,064.50	1,384.00	15,680.50	Court
t0000765	03/2025	12/31/2033	3,309.20	842.00	2,467.20	
t0000133	04/2025	12/31/2045	6,493.20	1,265.65	5,227.55	
t0000004	06/2025	12/31/2062	13,812.00	480.00	13,332.00	Court
t0000134	07/2025	12/31/2026	2,120.94	1,395.00	725.94	
t0001811	07/2025	12/31/2027	1,025.00	60.00	965.00	
t0000228	07/2025	12/31/2044	5,972.00	2,156.00	3,816.00	
t0001171	08/2025	12/31/2037	4,000.00	350.00	3,650.00	
t0000179	08/2025	12/31/2074	14,977.40	14,907.60	69.80	
t0000777	09/2025	12/31/2036	4,250.64	883.00	3,367.64	
t0001526	11/2025	12/31/2033	5,435.00	750.00	4,685.00	
t0001635	12/2025	12/31/2028	1,386.00	270.00	1,116.00	
t0000044	02/2026	12/31/2040	5,370.00	1,485.00	3,885.00	
t0000165	03/2026	12/31/2027	2,296.00	808.00	1,488.00	
t0001614	04/2026	12/31/2035	4,092.00	3,773.00	319.00	
t0000708	05/2026	12/31/2033	2,509.96	125.00	2,384.96	Court
t0001069	08/2026	12/31/2027	1,456.45	1,366.45	90.00	
p00087	09/2026	12/31/2027	2,490.50	150.00	2,340.50	Court
Total Dunbar			**275,502.71**	**108,563.25**	**166,939.46**	
			Agreement	Received	Remaining	

TENANT PAYMENT AGREEMENT LISTING cont'd

TURNKEY						
t0001627	08/2023	12/31/2028	2,038.05	2,038.00	0.05	
t0000800	05/2026	12/31/2029	2,654.00	250.00	2,404.00	
t0000026	04/2023	12/31/2030	9,675.48	3,624.00	6,051.48	
t0000082	08/2025	12/31/2030	1,729.45	350.00	1,379.45	
t0000156	08/2025	12/31/2030	3,255.00	700.00	2,555.00	
t0000256	05/2026	12/31/2031	1,960.00	125.00	1,835.00	
t0000101	07/2023	12/31/2033	6,998.50	2,452.00	4,546.50	
t0000063	02/2025	12/31/2036	9,717.00	4,083.00	5,634.00	
t0000062	06/2023	12/31/2039	6,776.15	2,619.00	4,157.15	
t0001261	08/2023	12/31/2041	17,310.37	2,080.00	15,230.37	Court
t0001304	08/2025	12/31/2058	10,094.80	150.00	9,944.80	
p00070	07/2025	12/31/2062	12,302.00	1,100.00	11,202.00	Court
Total Turnkey			**84,510.80**	**19,571.00**	**64,939.80**	
			Agreement	**Received**	**Remaining**	
PHA TOTAL (94)			**670,614.26**	**209,382.23**	**461,232.03**	