

**MINUTES  
FINAL  
REGULAR MEETING  
BOARD OF COMMISSIONERS**

**PORTSMOUTH HOUSING AUTHORITY  
245 MIDDLE STREET, PORTSMOUTH, NH  
July 10, 2024 – 2:00 p.m.**

Chair Ferrini called the meeting to order.

**I. ROLL CALL**

<b>PRESENT</b>	<b>LATE ARRIVAL</b>	<b>ABSENT</b>
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

**Also present:** Executive Director Craig Welch, Finance Director Valerie Labrie, Outreach Director Andrea Pickett, Attorney John Bosen, Operations Manager Mary Kelliher

Commissioner Pickering joined the meeting remotely.

Chair Ferrini declared a quorum present.

**II. READING OF MEETING MINUTES**

**Commissioner Griffin motioned to waive the reading of the minutes dated June 12, 2024, and accept as presented. Commissioner Rodenhizer seconded the motion.**

**The votes were as follows:**

<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

**The motion passed.**

**III. PUBLIC COMMENTS**

There was no comment from the public.

**IV. COMMUNICATIONS & CORRESPONDENCE**

There was no communication or correspondence presented.

**V. EXECUTIVE DIRECTOR’S REPORT**

Mr. Welch reported that PHA staff have been working hard to complete the Federal Home Loan Bank AHP Program applications and LIHTC equity for the Christ Church property at 1035 Lafayette Road.

PHA recently opened a new pavilion at Gosling Meadows, which the City of Portsmouth CDBG program and PHA jointly funded.

PHA will also be replacing all exterior doors at Gosling, a project partially funded by the City's CDBG program.

The Feaster HVAC project is starting soon. Our consultants at Resilient Buildings Group are sponsoring the project.

**VI. OLD BUSINESS**

**A. Sherburne School Workforce Housing Development Update**

PHA has been invited to an interview with City staff scheduled for Monday, July 15. PHA is one of four organizations that were invited to interview.

**B. Summer Meeting Dates**

The Board agreed not to hold a meeting in August, as the by-laws allow.

**VII. NEW BUSINESS**

There was no discussion.

**VIII. OPERATIONAL REPORTS**

Commissioner Rodenhizer asked whether the higher vacancy days for Feaster vacancies are typical. Mr. Welch explained they are not typical, but we have been having many applicants turn down units. This could be for several reasons, including applicants no longer needing housing as they reach the top of the waitlist.

Commissioner Griffin asked about the status of the 200 Greenleaf Avenue property. Mr. Welch reported that the building is close to fully leased. PHA staff have completed updates to the building, including painting, new floors, and new vanities.

**IX. COMMISSIONERS COMMENTS**

There was no discussion.

**X. ADJOURNMENT**

**Commissioner Main motioned to adjourn the meeting. Commissioner Rodenhizer seconded the motion. There was no further discussion.**

**The votes were as follows:**

<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Commissioner Bergeron		

