

MINUTES
FINAL
REGULAR MEETING
BOARD OF COMMISSIONERS

PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET, PORTSMOUTH, NH
July 9, 2025 – 2:00 p.m.

Chair Ferrini called the meeting to order.

I. ROLL CALL

PRESENT	LATE ARRIVAL	ABSENT
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

Also present: Executive Director Craig Welch, Finance Director Valerie Labrie, Attorney John Bosen, Operations Manager Mary Bartlett

Attorney Bosen joined the meeting remotely.

Chair Ferrini declared a quorum present.

II. READING OF MEETING MINUTES

Commissioner Bergeron motioned to waive the reading of the minutes dated June 11, 2025, and accept as presented. Commissioner Griffin seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

The motion passed.

III. PUBLIC COMMENTS

There was no discussion.

IV. COMMUNICATIONS & CORRESPONDENCE

Mr. Welch noted that this day was the late Mrs. Griffin's birthday.

V. EXECUTIVE DIRECTOR'S REPORT

Mr. Welch summarized his report, including the Gosling Meadows basketball court ribbon cutting and an update on federal funding.

He noted that the Sherburne School project received approval through the Technical Advisory Committee. We will be submitting it to the Planning Board by the end of July for review at the Aug 21 meeting. The complete application for tax credits will be submitted in September.

Regarding the Christ Church project, staff are continuing to work towards a fall closing and groundbreaking. The project is estimated to have a 14–16-month construction timeline. The building will be Passive House certified.

HAVEN continues to work hard on its portion of the project.

Commissioner Griffin asked what work would be done at the African Burial Ground. Mr. Welch said it will be cleaned up, with invasive plant species removed. The plan is to build a new fence and transform the area into a public park, featuring several entrances. We also hope to add signage detailing more of the history of the burial ground and the Langdon Farm.

VI. OLD BUSINESS

There was no discussion.

VII. NEW BUSINESS

A. Resolution No. 2025-03 Amendment to the PHA Procurement Policy to Incorporate Build America, Buy America (BABA) Provisions

Commissioner Rodenhizer motioned to approve Resolution 2025-03. Commissioner Pickering seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

The motion passed.

VIII. OPERATIONAL REPORTS

Ms. Labrie summarized the main points in the financial reports.

Mr. Welch noted that the average vacancy days have decreased from 17 to 16.

**Commissioner Bergeron motioned to approve the operational reports.
Commissioner Rodenhizer seconded the motion.**

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

The motion passed.

IX. ADJOURNMENT

Commissioner Rodenhizer motioned to adjourn the meeting. Commissioner Griffin seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		
Chair Ferrini		

The motion passed; the meeting adjourned.

Respectfully Submitted,

Craig W. Welch

Craig W. Welch
Secretary

Thomas G. Ferrini

Accepted by: Kara Rodenhizer
Vice Chair

Thomas G. Ferrini
Chair

9/10/25
Date