

**MINUTES  
FINAL  
REGULAR MEETING  
BOARD OF COMMISSIONERS**

**PORTSMOUTH HOUSING AUTHORITY  
245 MIDDLE STREET, PORTSMOUTH, NH  
January 14, 2026 – 12:30 p.m.**

Chair Ferrini called the meeting to order.

**I. ROLL CALL**

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

**Also present:** Executive Director Craig Welch, Finance Director Valerie Labrie, Outreach Director Andrea Pickett, Attorney John Bosen, Attorney Martin Rooney, John Bohenko, Ernie Carrier, Katherine Kane, Adam Ruedig, Operations Manager Mary Bartlett

Chair Ferrini declared a quorum present.

**II. READING OF MEETING MINUTES**

**Commissioner Rodenhizer motioned to waive the reading of the minutes dated December 10, 2025, and accept as presented. Commissioner Pickering seconded the motion.**

**The votes were as follows:**

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

**The motion passed.**

**III. PUBLIC COMMENTS**

There was no discussion.

**IV. COMMUNICATIONS & CORRESPONDENCE**

A resident of Feaster Apartments reached out to Commissioner Rodenhizer to report that a byproduct of the new mini-split HVAC system is that the owner-provided heat disqualifies residents from the Rockingham County Fuel Assistance program, which has previously provided grants to cover electricity costs.

**V. EXECUTIVE DIRECTOR'S REPORT**

Mr. Welch noted his monthly report summarizing 2025 and thanked all board members for their service.

**VI. OLD BUSINESS**

There was no discussion.

**VII. NEW BUSINESS**

**A. Res. No. 2026-0: Bad Debt Write-Offs for 2025**

**Commissioner Main motioned to approve Resolution 2026-01. Commissioner Griffin seconded the motion.**

**The votes were as follows:**

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

**The motion passed.**

**VIII. OPERATIONAL REPORTS**

There was no discussion.

**IX. NONPUBLIC SESSION**

**Commissioner Rodenhizer motioned to enter nonpublic session for purposes cited in RSA 91-A:3, II(c). Commissioner Pickering seconded the motion.**

**The votes were as follows:**

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

**The motion passed.**

**The board entered nonpublic session at 12:40pm.**

**Commissioner Rodenhizer motioned to leave nonpublic session and return to public session. Commissioner Pickering seconded the motion.**

**The votes were as follows:**

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

**The motion passed.**

**The board returned to public session at 2:10pm.**

**Commissioner Rodenhizer motioned to seal the minutes of the nonpublic session because it was determined that divulgence of this information likely would adversely affect the reputation of any person other than a member of this board.**

**Commissioner Bergeron seconded the motion.**

**The votes were as follows:**

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

**The motion passed.**

**Commissioner Rodenhizer motioned to suspend the rules and return to new business.**

**Commissioner Griffin seconded the motion.**

**The votes were as follows:**

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

Commissioner Rodenhizer		
-------------------------	--	--

**The motion passed.**

**VII. NEW BUSINESS**

**B.** A letter was presented from the LTD to the PHA, with a request of a \$1,000,000 from the PHA’s Central Office Cost Center (COCC) to support development initiatives.

Commissioner Ferrini made note that the PHA has received assurances from fee accountants and have been advised that this is an appropriate action to make.

**Commissioner Main motioned to approve Resolution 2026-02, granting \$1,000,000 to the PHA Housing Development, Ltd. and authorizing the transfer of said funds from the Central Office Cost Center (COCC) to the LTD in the form of a grant for the purpose of supporting housing development initiatives.**

**Commissioner Rodenhizer seconded the motion.**

**The votes were as follows:**

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

**The motion passed.**

**X. ADJOURNMENT**

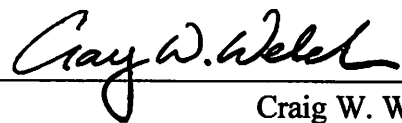
**Commissioner Rodenhizer motioned to adjourn the meeting. Commissioner Pickering seconded the motion.**

**The votes were as follows:**

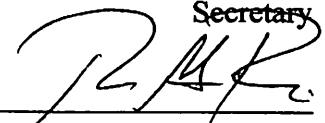
<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Commissioner Bergeron		
Chair Ferrini		
Commissioner Griffin		
Commissioner Main		
Commissioner Pickering		
Commissioner Rodenhizer		

**The motion passed; the meeting adjourned.**

Respectfully Submitted,



Craig W. Welch  
Secretary



Accepted by: Kara Rodenhizer  
Vice Chair

Thomas G. Ferrini  
Chair

2/11/26  
Date