

MINUTES
DRAFT
 REGULAR MEETING
 BOARD OF COMMISSIONERS

PORTSMOUTH HOUSING AUTHORITY
 160 COURT STREET, PORTSMOUTH, NH 03801
 May 13, 2026 – 2 p.m.

Chair Rodenhizer called the meeting to order.

I. ROLL CALL

PRESENT	LATE ARRIVAL	ABSENT
Commissioner Griffin		Commissioner Bergeron
Commissioner Main		
Commissioner Margolin		
Commissioner Pickering		
Commissioner Rodenhizer		

Also present: Executive Director Craig Welch, Finance Director Valerie Labrie, Director of Outreach & Engagement Andrea Pickett, Operations Manager Mary Bartlett

Chair Rodenhizer declared a quorum present.

II. READING OF MEETING MINUTES

Commissioner Main motioned to waive the reading of the minutes dated April 8, 2026, and accept as presented. Commissioner Griffin seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Griffin		
Commissioner Main		

Commissioner Margolin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed.

III. PUBLIC COMMENTS

There was no comment.

IV. COMMUNICATIONS & CORRESPONDENCE

There was no discussion.

V. EXECUTIVE DIRECTOR’S REPORT

Mr. Welch introduced PHA staff member Molly Costa, who is the Resident Services & Housing Coordinator at Betty’s Dream.

Mr. Welch introduced Elissa Margolin, the newly appointed Commissioner to the Portsmouth Housing Authority.

Mr. Welch presented the PHA 2026 Annual Report.

VI. OLD BUSINESS

Christ Church Workforce Housing

Mr. Welch gave an update that the Christ Church Workforce Housing project is scheduled to close tomorrow. There are many parties involved, with last minute details.

The groundbreaking ceremony for the Christ Church Workforce Housing project will likely be the first week of June.

Seacoast Community School is finishing up a business plan to potentially open up a childcare center in a space within the HAVEN portion of the property.

Sherburne

PHA is working on obtaining the last \$33,000 in CDFR pledges for the project.

VII. NEW BUSINESS

A. Vote on Officers

Commissioner Margolin motioned to approve the existing slate of officers:

- President: Kara Rodenhizer
- Vice President: Michael Griffin
- Treasurer: Dan Main
- Assistant Treasurer: Robin Pickering

Commissioner Pickering seconded the motion. The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Griffin		
Commissioner Main		
Commissioner Margolin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed.

B. Vote on Member to Sit on PHA Housing Development, Ltd. Board

Commissioner Main motioned to appoint Kara Rodenhizer to sit on PHA Housing Development, Ltd. Board of Directors. Commissioner Griffin seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Griffin		
Commissioner Main		
Commissioner Margolin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed.

VIII. OPERATIONAL REPORTS

**Commissioner Pickering motioned to accept the operational reports.
Commissioner Griffin seconded the motion.**

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Griffin		
Commissioner Main		
Commissioner Margolin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed.

IX. Nonpublic Session Pursuant to RSA 91-A:3,II(e)

Commissioner Griffin motioned to enter nonpublic session pursuant to RSA 91-A:3,II(e). Commissioner Pickering seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Griffin		
Commissioner Main		
Commissioner Margolin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed.

The board entered nonpublic session at 3:09pm.

Commissioner Griffin motioned to leave nonpublic session and re-enter public session. Commissioner Pickering seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Griffin		
Commissioner Main		
Commissioner Margolin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed.

The board re-entered public session at 3:27pm.

X. ADJOURNMENT

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

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Griffin		
Commissioner Main		
Commissioner Margolin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed; the meeting adjourned.

Respectfully Submitted,

Craig W. Welch
Secretary

Accepted by: Kara Rodenhizer
Chair

Michael Griffin
Vice Chair

Date