

MINUTES
FINAL
REGULAR MEETING
BOARD OF COMMISSIONERS
PORTSMOUTH HOUSING AUTHORITY
245 MIDDLE STREET, PORTSMOUTH, NH 03801
June 10, 2026 – 2 p.m.

Chair Rodenhizer called the meeting to order.

I. ROLL CALL

PRESENT	LATE ARRIVAL	ABSENT
Commissioner Bergeron		Commissioner Main
Commissioner Griffin		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

Commissioner Pickering joined the meeting remotely.

Chair Rodenhizer declared a quorum present.

II. READING AND APPROVAL OF THE PREVIOUS MEETING'S MINUTES

Commissioner Griffin motioned to waive the reading of the minutes dated May 13, 2026, and accept as presented. Commissioner Bergeron seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed.

III. PUBLIC COMMENTS

There was no comment.

IV. COMMUNICATIONS & CORRESPONDENCE

The Board also noted an upcoming visit by the HUD Secretary to Portsmouth later in the month.

V. EXECUTIVE DIRECTOR'S REPORT

The Board acknowledged the recent Christ Church groundbreaking and thanked staff for their work in planning and supporting the event.

Mr. Welch reported that staff continue to monitor federal policy developments and are scheduled to meet again with the City to advance the Sherburne School phases.

Mr. Welch also briefed the Board on an ongoing property line and parking matter involving 241 Middle Street. The Board discussed possible next steps, including valuation of the affected area, financial consideration, and a possible long-term lease arrangement. Staff will return with a recommendation if formal Board action is needed.

VI. OLD BUSINESS

There was no discussion.

VII. NEW BUSINESS

Summer Meeting Schedule

**Commissioner Griffin motioned to skip the August 2026 regular board meeting.
Commissioner Bergeron seconded the motion.**

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed.

VIII. OPERATIONAL REPORTS

Board members discussed eviction and rent arrears issues, including coordination with the City welfare office in addressing nonpayment matters.

Staff reported that overall budget performance remains stable, while grant-funding timing continues to affect some line items.

Staff clarified that other income reflected at Connors Cottage and Betty's Dream relates to CDBG-supported roof and ADA accessibility work, and noted that the Connors Cottage lift is now in operation.

Commissioner Bergeron motioned to accept the operational reports. Commissioner Griffin seconded the motion.

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed.

IX. ADJOURNMENT

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

The votes were as follows:

AYES	NAYS	ABSTENTIONS
Commissioner Bergeron		
Commissioner Griffin		
Commissioner Pickering		
Commissioner Rodenhizer		

The motion passed; the meeting adjourned.

Respectfully Submitted,



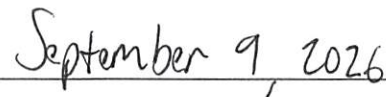
Craig W. Welch
Secretary

Accepted by:



Kara Rodenhizer
Chair

Michael Griffin
Vice Chair



Date