

**MINUTES**  
**FINAL**  
**REGULAR MEETING**  
**BOARD OF COMMISSIONERS**  
**PORTSMOUTH HOUSING AUTHORITY**  
245 MIDDLE STREET, PORTSMOUTH, NH 03801  
July 8, 2026 – 2 p.m.

Chair Rodenhizer called the meeting to order.

**I. ROLL CALL**

| <b>PRESENT</b>          | <b>LATE ARRIVAL</b>   | <b>ABSENT</b> |
|-------------------------|-----------------------|---------------|
| Commissioner Bergeron   | Commissioner Margolin |               |
| Commissioner Griffin    |                       |               |
| Commissioner Main       |                       |               |
| 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 AND APPROVAL OF THE PREVIOUS MEETING'S MINUTES**

**Commissioner Pickering motioned to waive the reading of the minutes dated June 10, 2026, and accept as presented. Commissioner Bergeron seconded the motion.**

**The votes were as follows:**

| <b>AYES</b>             | <b>NAYS</b> | <b>ABSTENTIONS</b> |
|-------------------------|-------------|--------------------|
| Commissioner Bergeron   |             | Commissioner Main  |
| Commissioner Griffin    |             |                    |
| Commissioner Pickering  |             |                    |
| Commissioner Rodenhizer |             |                    |

**The motion passed.**

**III. PUBLIC COMMENTS**

There was no comment.

#### **IV. COMMUNICATIONS & CORRESPONDENCE**

The Board reviewed a letter from the HUD Office of Inspector General regarding fraud, waste, and abuse. Discussion focused on the letter's intent, PHA's existing verification practices, and the limited forms of fraud generally encountered, including unreported income, unauthorized household members, and occasional landlord-related issues.

#### **V. EXECUTIVE DIRECTOR'S REPORT**

Mr. Welch reported that Christ Church construction is progressing following the groundbreaking, with favorable site conditions, no archaeological findings, and concrete work underway. Christ Church project updates were also revisited under old business, including current construction progress, budget contingency planning, and the relationship of that work to the broader development pipeline.

Mr. Welch also reported that Sherburne School remains in financial structuring and design development.

In addition, he discussed federal housing policy developments, affordable housing funding opportunities, and planned to address the August retirement of Facilities Director Mark Lentz while maintaining construction oversight and capital project management capacity.

#### **VIII. OPERATIONAL REPORTS**

Discussion addressed lower eviction activity due to repayment plans and coordination with City welfare, operating pressures including lower-than-budgeted subsidy levels and higher utility and maintenance costs, and the new budget-draw reporting used to track Christ Church development expenditures and related funding sources.

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

**The votes were as follows:**

| AYES                                              | NAYS | ABSTENTIONS |
|---------------------------------------------------|------|-------------|
| Commissioner Bergeron                             |      |             |
| Commissioner Griffin                              |      |             |
| Commissioner Main                                 |      |             |
| Commissioner Pickering<br>Commissioner Rodenhizer |      |             |

**The motion passed.**

## IX. ADJOURNMENT

**Commissioner Bergeron motioned to adjourn the meeting. Commissioner Main seconded the motion.**

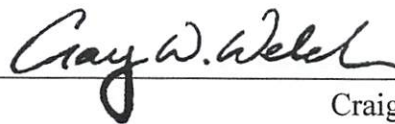
**The votes were as follows:**

| AYES                                              | NAYS | ABSTENTIONS |
|---------------------------------------------------|------|-------------|
| Commissioner Bergeron                             |      |             |
| Commissioner Griffin                              |      |             |
| Commissioner Main                                 |      |             |
| Commissioner Pickering<br>Commissioner Rodenhizer |      |             |

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

The Board noted there will be no August meeting; the next regular meeting is scheduled for September.

Respectfully Submitted,



Craig W. Welch  
Secretary

**Accepted by:**



Kara Rodenhizer  
Chair

Michael Griffin  
Vice Chair

September 9/2026

Date