

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, January 16, 2024 at 4:00 pm at 744 Tenth Street, Niagara Falls, NY. Chair Giancola called the meeting to order at 4:00 pm.

Present:

Mrs. Maralynn Giancola
Mr. Brian Archie
Mr. Earl Bass
Mr. Gerald Cracknell
Ms. Colleen Todd

Also Present:

Ms. Angela Smith
Mr. Jason Cafarella

Absent:

Mr. James Swift

At the Request of the Interim Executive Director: Jamie Allen

I. MOMENT OF REFLECTION

Chair Giancola asked for a moment of silence in honor of Earline Jenkins Smith.

II. PRESENTATION FROM BEACON COMMUNITIES

The presentation started with Beacon staff introducing themselves. Via zoom conference call was, Dara, The CEO of Beacon communities, Toya, Senior Vice President, Deanna, Area Resident Services and Brian Sarama, Development Director, who was present at the meeting. Dara started the presentation by stating that Beacon was selected by the Housing Authority in 2022 for the renovations at Jordan Gardens. She stated that they create homes that will maintain overtime and help families in the communities thrive. Brian Sarama stated that he was there to provide key components of the redevelopment. He reported that the renovation will be done under HUD's RAD and Section 18, which is the most beneficial way to move forward with the renovation. Beacon is a turn key developer and the Housing Authority will be the owner/manager of the property. The buildings will be done in phases and construction will take 18-24 months. CVR will be working on the plan for the temporary relocation of residents, which they will be relocated for 3-4 months. The authority will own and manage the property. Residents will have the first right to return. Residents will have to sign a new lease agreement, over income residents will be looked into and tenants will have to be in compliance with the right paperwork. If a resident is over housed, that resident/family will have to move into a proper size unit only if one is available for their family. The Housing Authority will repay the first mortgage, operating expenses and everything that states NYS on the chart.

III. APPROVAL OF MINUTES FROM MEETINGS

On a motion duly made by Commissioner Todd, seconded by Commissioner Bass and carried, the December 12, 2023, monthly meeting minutes of the Board of Commissioners was approved.

IV. COMMITTEE REPORTS/RECOMMENDATIONS

A. Facilities & Residential Affairs/Senior Living/Community

Next meeting is on February 7th at 3:00pm.

B. Finance – Chair Giancola –

After reviewing the financial reports for November 2023, Chair Giancola asked for a motion to approve the reports. Commissioner Archie made a motion, Commissioner Cracknell seconded and the motion was unanimously carried.

C. Governance/Human Resources – Commissioner Swift –After reviewing the Personnel Action Chart and Leave of Absence Request, Chair Giancola asked for a motion to approve the Personnel Action Chart and Leave of Absence Request. Motion made by Commissioner Bass, Commissioner Todd seconded and the motion was unanimously carried.

D. Strategic Planning – Commissioner Todd –Nothing to report

E. Occupancy Reports –Nothing to report

F. CHAIRMAN'S REPORT

Chair Giancola reported that we have updated the calendar with meetings and phone numbers/emails. The commissioner's self-evaluations are also in the packet, which are past due from last month. The commissioners were asked to complete their evaluations and turn them into Jamie Allen by next Monday. The board retreat will be on a separate day from the October Board meeting and the date is to be determined. Sexual Harassment training needs to be completed. If it already has been done please notify Angela Smith via email.

V. INTERIM EXECUTIVE DIRECTOR'S REPORT

A) Approval of Electrical Time and Material Contract

Ms. Smith asked for a motion to approve Resolution 2024-4 Electrical Time and Material Contract. Motion to approve Resolution 2024-4 was made by Chairman Giancola and seconded by Commissioner Archie and the motion was unanimously carried.

B) Approval of Termination of Lasalle Contracting Corp

Ms. Smith asked for a motion to approve Resolution 2024-5 the termination of Lasalle Contracting Corp and award the contract to Danforth. Lasalle Contracting was the second lowest bid, but they are not doing well. Commissioner Todd made a motion to approve Resolution 2024-5 to terminate Lasalle Contracting and award the contract to Danforth, Chairman Giancola seconded and the motion was unanimously carried.

D) Updates on the Niagara Falls Housing Authority matters

Ms. Smith reported that the Audit was closed out by HUD and there were no findings. The PHA Plan was approved by HUD and the Compliance review is closed out. The Extermination contract and the Painting contract are both extended. Armed guards will be at ST from 5-9pm. A new board member for People & Possibilities is needed, Commission Todd volunteered to be on the board. Ms. Smith then reported that 12 people have registered for the Pharmacy Tech program, which will start on February 21st, Mondays and Wednesdays from 5:30 pm -9:30pm. We are applying for the CDBG Grant. We did not get the Ross Grant (the Grant was never submitted) so we will not have a coordinator after May. The NYSPHADA Spring Conference will be held March 24th-28th at the Turning Stone Casino. On December 19th we handed out 228 meals to our senior residents throughout the authority.

VI. NFHA ATTORNEY REPORT-Nothing to report

VII. UNFINISHED BUSINESS

None

VIII. NEW BUSINESS

Next meeting: Tuesday, February 13, 2024, 4:00 pm – Administrative Office

Executive session began at 5:24 pm Motion made by Commissioner Archie to continue with the Jordan Gardens RAD Conversion. Seconded by Commissioner Bass. Approved unanimously. Executive session ended 5:40 pm.

IX. ADJOURNMENT


Secretary