

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, January 10, 2023 at 4:00pm. Chair Cook called the meeting to order at 4:00pm.

**Present:**

Mr. Lawrence Cook  
Mr. James Swift  
Mr. Earl Bass  
Ms. Colleen Todd  
Mr. Brian Archie, Sr.  
Mrs. Maralynn Giancola

**Also Present:**

Mr. Clifford Scott  
Mr. Jason Cafarella

**Absent:**

**At the Request of the Executive Director:** George Dreer, Eric Fields, Samika Sullivan, Kevin Peterson

**I. MOMENT OF REFLECTION**

To begin the meeting, Chair Cook asked that those present take a moment to reflect on the damage done and those who were harmed by the Buffalo snowstorm over the Christmas Holiday. He also encouraged Commissioners and staff to be thankful for and take care of their health during Flu season.

**II. APPROVAL OF MINUTES FROM MEETING**

On a motion duly made by Commissioner Giancola, seconded by Commissioner Swift and carried, the January 10, 2023 monthly meeting minutes of the Board of Commissioners were approved.

**III. APPROVAL OF CONSENT AGENDA**

A motion was duly made by Commissioner Todd, seconded by Commissioner Swift to approve the consent agenda for the meeting held January 10, 2023. The motion was unanimously carried.

**IV. CHAIR'S REPORT**

Chair Cook expressed that the resolutions presented today were of great importance, and gave way to the Executive Director.

**V. EXECUTIVE DIRECTOR'S REPORT**

Director Scott began by explaining the purpose and details of Resolution No. 2023-4, Unity Park/Cornerstone Village Ownership and Management Agreement. Questions were posed by the Commissioners as to further steps for approval, timelines, and staff budgeting. Director Scott explained that there was a NYS HCR approval to come, with an expected approval date of March 2023, and that employees hired would be considered to be NFHA staff. Director Scott explained the acquisition's benefit to NFHA. On a motion duly made by Commissioner Swift, seconded by Commissioner Todd, Resolution No. 2023-4 was unanimously approved.

Mr. Jason Cafarella was asked to explain the next item, Resolution No. 2023-5, Niagara Towers Pilot and Lease Termination Agreement. Mr. Cafarella explained that the NFHA had a preexisting lease relationship with the building known as Niagara Towers, and that the management of the building has requested that the NFHA, in their capacity as holders of a lease relationship, allow a submission of change to the City of Niagara Falls, and formally break ties with Niagara Towers. Mr. Cafarella explained that the relationship between NFHA and Niagara Towers was in name only, and that there would be no detriment to the NFHA for removing themselves legally from anything regarding the building. In a motion duly made by Commissioner Bass, seconded by Commissioner Giancola, Resolution No. 2023-5 was unanimously approved.

At this time Mr. Darnell J. Haywood Jr., Community Responsibility Officer for Bank on Buffalo, was invited to address the Commissioners. Mr. Haywood has been responsible for coordinating the Bank on Buffalo mobile banking unit at NFHA, as approved by the Board in late 2022. Mr. Haywood asked those present if they had any questions about the program, or ideas as to how the

van might garner more engagement from the community. Flyer campaigns were discussed, as well as mailing campaigns, and Mr. Haywood explained for the Board the cost-benefit drawbacks of mailing flyers. Ms. Tanisha Hamilton, Jordan Gardens Manager, was asked if there were rent statements mailed to residents and if flyers could be enclosed with those statements to save costs, and she affirmed that they could. Ms. Samika Sullivan, PCCC Director, expressed that in her experience the community in Niagara Falls responds best to hands on and in person engagement, so there may be alternatives to things like digital marketing that may be beneficial to look at.

At this time, Ms. Sullivan and Mr. Eric Fields, FRB Director, were asked to share recent activities at the center. Ms. Sullivan reported that they had just finished a busy event season, and were wrapping up loose ends before beginning to plan the new year. Mr. Fields reported similar, with ideas for upcoming events and a youth conference planned for March.

Chair Cook took this moment to commend community center staff for their work, noting that they had fed 350 families at recent events.

**VI. NFHA ATTORNEY REPORT**

**VII. UNFINISHED BUSINESS**

Resolution No. 2022-46 was presented before the Board, with revised totals. In a motion made by Commissioner Giancola, seconded by Commissioner Cook, Resolution No. 2022-46 was unanimously approved.

**VIII. NEW BUSINESS**

The next board meeting will be held on Tuesday, February 14, 2023 at 4pm at Doris Jones Family Resource Building.

**IX. ADJOURNMENT**

Motion to adjourn was made by Commissioner Giancola, seconded by Commissioner Swift. The motion was unanimously carried. The meeting adjourned at 4:53pm

  
Secretary