

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, February 11, 2025 at 3:00 pm at 744 Tenth Street, Niagara Falls, NY. Chair Giancola called the meeting to order at 3:10 pm.

Present:

Mrs. Maralynn Giancola
Mr. James Swift
Mr. Gerald Cracknell
Mrs. Colleen Todd
Mr. Brian Archie
Mrs. Gloria Dolson

Also Present:

Dr. Tomorrow Allen-Collins
Mr. Brian Hutchison

Absent:

At the Request of the Executive Director: Jamie Allen, George Dreer, Gradycia Williams, Patti Barone via phone

I. MOMENT OF REFLECTION

Chair Giancola wanted to take this moment to welcome Tomorrow Allen-Collins as the new ED. The Authority is going to move in a positive upward direction.

II. APPROVAL OF MINUTES FROM MEETINGS

On a motion made by Commissioner Archie, seconded by Commissioner Swift and carried, the January 14, 2024 monthly meeting minutes of the Board of Commissioners was approved.

III. COMMITTEE REPORTS/RECOMMENDATIONS

A. Facilities & Residential Affairs/Senior Living/Community

Commissioner Archie reported that he spoke with Beacon and they would like to plan a Health fair this summer. He has a meeting with them on Saturday, March 22nd. Commissioner Dolson asked if we had Resident Councils. Commissioner Archie stated that WT is the only one that is fully staffed, PC and Beloved want to form one. Commissioner Archie stated that we have two Resident Commissioners since Commissioner Dolson came on. She was appointed by the Mayor and she is using her duties as a Resident Commissioner. Discussion ensued.

B. Finance – Chair Giancola –

Mr. Dreer reported that nothing has really changed from last month. Management fees are lower on the AMP side and Occupancy and the finances are the same. The phone expense did go up because discounts had expired and several CD's matured this month, we are just waiting on the interest rates. Chair Giancola asked for a motion to approve the reports. Commissioner Cracknell made a motion, seconded by Commissioner Swift. All in favor, motion passes.

C. Governance/Human Resources – Commissioner Swift –

Commissioner Swift reported that there has been a lot going on in the past month. Part-time employees are becoming full time employees and people are moving up. After reviewing the Personnel Action Chart and Leave of Absence Request, Commissioner Swift asked for a motion to approve the Personnel Action Chart. Motion made by Commissioner Todd, Commissioner Cracknell seconded and the motion was unanimously carried.

D. Strategic Planning – Commissioner Cracknell –

Commissioner Cracknell reported that they had a brief meeting today, the last meeting was two months ago. Commissioner Cracknell reported that they talked about a Succession Plan and that Dr. Allen-Collins had one that she created five years ago. The goal is to get a Succession Plan in the works and get people on board.

E. Occupancy Reports –

Ms. Williams reported that there are 96 vacancies which include the units offline and the 11 units at JG that will be used for RAD. The waiting list is down to 93 for a one bedroom. Six files went to WT, three files went to ST and they are working on ten files. Ms. Williams reported that we

are in the Re-Exam period and it has to be completed by 2/28, they are 56% done. Attorney Hutchison reported that additional evictions are coming up and they will not be delayed.

IV. CHAIRMAN'S REPORT

Chair Giancola reported that she and Dr. Allen-Collins met this week regarding moving the Housing Authority forward. Chair Giancola asked for a motion to approve Resolution 2025-7 approval of a second signatory. Chair Giancola will no longer sign checks. Commissioner Archie made a motion, seconded by Commissioner Cracknell, all in favor. Motion passes.

V. EXECUTIVE DIRECTOR'S REPORT

A.) Approval of Schlaack Enterprises, LLC Snow prices

Dr. Allen-Collins asked for a motion to approve Resolution 2025-8 approval Schlaak Enterprises snow prices. Dr. Allen-Collins stated that we can't force overtime. Mrs. Barone stated that there is a concern that staff are not taking calls. Snow is dangerous and the most visible and economical thing to do is hire Schlaack. There are only 5 staff out of 20 who will take snow removal calls on the weekends. Management can meet with staff and revisit this for next year. Commissioner Archie stated that he is disappointed to see the sites with all the snow and ice on the property. He stated that it is not right that they do not take calls, and that is not caring for the Organization. Motion to approve Resolution 2025-8 was made by Commissioner Dolson, seconded by Commissioner Swift. All in Favor, motion passes.

B.) Approval of CSEA Union Contract

Dr. Allen-Collins asked for a motion to approve Resolution 2025-9 approval of the CSEA Union Contract. The contract has been ratified after almost a year. Motion to approve Resolution 2025-9 was made by Commissioner Todd, seconded by Commissioner Archie. All in favor, motion passed.

C.) Updates on Niagara Falls Housing Authority matters

Dr. Allen-Collins reported that she is meeting with all the Commissioners and Directors. She will be sharing with residents where she will be and will be listening to where we need to start. For the March meeting, a phone conversation or an in-person meeting will be with David Walker, the Attorney for Cornerstone. It is in the best interest of the Housing Authority to speak with him directly since there is a lot of miscommunication.

VI. NFHA ATTORNEY REPORT-

Attorney Hutchison reported that evictions are going well. He has served several 14-day notices and that it has been an easy transition for Attorneys and the court system. He stated that Santino is now licensed, as of January 15th and that he is encouraged to attend meetings since he is working on evictions. Attorney Hutchison reported that he and Dr. Allen-Collins will set up a meeting regarding longtime changes and prepare for the March meeting.

VII. UNFINISHED BUSINESS

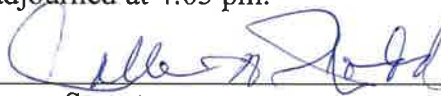
Commissioner Todd asked if there are any updates on RAD. Dr. Allen Collins will be getting RAD training. Commissioner Dolson reported that she went to the Commissioner training last month. Discussion ensued.

VIII. NEW BUSINESS

Next meeting: Tuesday, March 11, 2025 3:00 pm – Administrative Office

IX. ADJOURNMENT

Commissioner Archie made a motion to adjourn. Commissioner Cracknell seconded and the motion was unanimously carried. The meeting adjourned at 4:05 pm.


Secretary