The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, October 14, 2025, at 3:00 pm at 744 Tenth Street, Niagara Falls, NY. Chair Giancola called the meeting to order at 3:01 pm.

Present:	**Also Present:**	**Absent:**
Mrs. Maralynn Giancola	Dr. Tomorrow Allen-Collins	Mr. Brian Archie
Mr. Gerald Cracknell	Mr. Santino Cafarella	Mr. Brian Hutchison
Mrs. Colleen Todd		
Sister Beth Brosmer		
Ms. Markasia McCreary		
Ms. Sara Rivera		

At the Request of the Executive Director: Jamie Allen, George Dreer, Gradycia Williams,

I. MOMENT OF REFLECTION

Chair Giancola welcomed our three new board members, Sister Beth Brosmer, Markasia McCreary, and Sara Rivera. Chair Giancola stated how thrilled we are to have them and to have a full board. Chair Giancola reflected on the upcoming conversion at JG and for good health to us all.

II. APPROVAL OF MINUTES FROM MEETINGS

On a motion made by Commissioner Todd, seconded by Commissioner McCreary and carried, September 16, 2025, monthly meeting minutes of the Board of Commissioners was approved. Abstain: Commissioner Brosmer

III. COMMITTEE REPORTS/RECOMMENDATIONS

A. Facilities & Residential Affairs/Senior Living/Community

Dr. Collins reported that there was no meeting because we were waiting until we had a full board to assign people appropriately.

B. Finance – Chair Giancola –

Mr. Dreer reported that the finances look good. The Government shut down will not affect us until next fiscal year. We still have capital funds from 2024, and we can draw down from subsidies. The interest rates on our CD's dropped from 5.7% to 2.9%. The water leak at Cornerstone has been fixed, but the back pressure was released, and we had a $92,000 bill. Commissioner Brosmer asked if each expenditure is approved when using the credit card. Dr. Collins stated that both her and Mr. Dreer approve of them. Chair Giancola asked for a motion to approve resolution 2025-46 approval of the finance reports for August. Commissioner Brosmer made a motion, seconded by Commissioner Rivera. All in favor, motion passes.

C. Governance/Human Resources –

Chair Giancola asked for a motion to approve Resolution No. 2025-47 the Personnel Action Chart. Motion made by Commissioner McCreary, Commissioner Cracknell seconded, and the motion was unanimously carried.

D. Strategic Planning – Commissioner Cracknell –

Commissioner Cracknell reported that they did not meet.

E. Occupancy Reports –

Ms. Williams reported that occupancy rate is up to 93% and moving up. Wrobel Towers has twelve vacancies, and six units will be used for the JG relocation project.

IV. CHAIRMAN'S REPORT

Chair Giancola stated that as time goes on, we will get to know each other better. We always start the meetings on time, and we welcome questions and comments. Chair Giancola stated that we have to elect a Vice Chair, and she will be sending over information on our subcommittees.

V. EXECUTIVE DIRECTOR'S REPORT

A.) Approval of Signing Documents for the JG Closing

Mr. Larry Rubin from Kavinoky Cook stated that the board must adopt a transaction resolution authorizing all loans, leases, and documents along with having Chair Giancola, Dr. Collins and Mr. Dreer sign a unanimous written consent. Chair Giancola asked for a motion to approved Resolution No. 2025-48 to adopt a transaction resolution. Motion to approved Resolution 2025-48 was made by Commissioner Cracknell, seconded by Commissioner Todd. All in favor as is. Motion passes.

B.) Approval of Consideration of Temporary Executive Administrative Arrangements

Dr. Collins stated that approval of Resolution No. 2025-49 approval of consideration of temporary executive administrative arrangements will be discussed in executive session. Motion to approve Resolution No. 2025-49 was made by Commissioner McCreary, seconded by Commissioner Todd. All in favor, motion passes.

C.) Updates on Niagara Falls Housing Authority Matters

Dr. Collins reported that we had our Resident Advisory Board meeting on 9/30 and our Comprehensive Agency Plan meeting on 10/8.We had representatives from ST, WT and PC for both meetings, where they were able to discuss their wish list of what they would like to see inside and outside of their buildings. Dr. Collins reported that we are pursuing the Ross Grant again and we partnered with Tandem to help us apply for this grant. Dr. Collins will be attending a webinar regarding the Government shutdown next week. Dr. Collins reported that Mount. St. Mary's has been inquiring about adding twenty-five more parking spaces at the FRB because they have inadequate space during the day. Their goal is to decongest the parking lot, and they will pay the Housing Authority to use these parking spots.

VI. NFHA ATTORNEY REPORT-

Attorney Santino Cafarella reported that he has four evictions at WT and five active court cases, three for JG and two for PC. Ms. Williams reported that we work with residents with their rent. We give them three months, but if there is no communication with them, the managers then reach out to our attorney.

VII. UNFINISHED BUSINESS

Nothing to report.

VIII. NEW BUSINESS

Next meeting: *Tuesday, November 18, 2025, 3:00 pm – Administrative Office*
Public Hearing Meeting: *Friday, November 21, 2025, 4:00 pm-Family Resource Building*

Commissioner Brosmer made a motion to enter Executive session. Commissioner Cracknell seconded, and the motion was unanimously carried.

Executive Session began at 4:23 pm
Executive Session ended at 4:36 pm

Commissioner Todd made a motion to return to regular session. Commissioner Rivera seconded and the motion was unanimously carried. Regular session resumed.

IX. ADJOURNMENT

Commissioner Todd made a motion to adjourn. Commissioner Brosmer seconded. Motion was unanimously carried. The meeting adjourned at 4:40 pm.

Gerald J. Cracknell Jr.

Secretary