

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, November 18, 2025, at 3:00 pm at 744 Tenth Street, Niagara Falls, NY. Chair Giancola called the meeting to order at 3:00 pm.

Present:

Mrs. Maralynn Giancola
Mr. Gerald Cracknell
Mrs. Colleen Todd
Sister Beth Brosmer
Mr. Brian Archie
Ms. Sara Rivera

Also Present:

Mr. Brian Hutchison

Absent:

Ms. Markasia McCreary
Dr. Tomorrow Allen-Collins

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

I. MOMENT OF REFLECTION

Chair Giancola wanted to take a moment to remember George Dreer's father who passed away and wish everyone a blessed Thanksgiving. She asked for a moment of silence.

II. APPROVAL OF MINUTES FROM MEETING

On a motion made by Commissioner Brosmer, seconded by Commissioner Todd and carried, October 14, 2025, monthly meeting minutes of the Board of Commissioners was approved.

III. COMMITTEE REPORTS/RECOMMENDATIONS

A. Facilities & Residential Affairs/Senior Living/Community

Commissioner Archie reported some safety concerns at Center Court. Discussion ensued.

B. Finance – Chair Giancola –

Mr. Dreer reported that the finances are doing well. The wages are higher than anticipated due to the new software with iSolve. The coding was wrong for September for Maintenance and Administration. Chair Giancola asked for a motion to approve resolution 2025-51 approval of the finance reports for September. Commissioner Archie made a motion, seconded by Commissioner Cracknell. All in favor, motion passes.

C. Governance/Human Resources –

Chair Giancola asked for a motion to approve Resolution No. 2025-52 the Personnel Action Chart. Motion to table Resolution 2025-52 due to clarification was made by Commissioner Todd, Commissioner Brosmer 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 the occupancy rate is 94%. Last week Wrobel Towers had twenty-two vacancies, and as of today, they only have fifteen vacancies. Commissioner Rivera asked about new residents moving into the building and discussion ensued.

IV. CHAIRMAN'S REPORT

Chair Giancola reported that the Public Hearing is on Friday, November 21st at the FRB at 4:00 pm. She asked the Board to review the subcommittees and to let her know what committee they prefer to be on. The Subcommittees will start in the new year. The Board has to complete their Sexual Harassment training, which will be done online from Alcott. The Commissioners' Christmas dinner will be right after the December board meeting on December 9th and on December 12th, there will be an Employee Empowerment brunch at Antonios for staff. Chair Giancola also reminded the board that they need to send in a picture and their bio for the NFHA website. Upcoming events include a Thanksgiving Dinner at the PCCC on November 20th from 4:30 pm-6:00 pm for the students and

their families and Owen Steed's Annual Community Thanksgiving Dinner will be at the FRB on November 24th from 5:00 pm-8:00 pm.

V. EXECUTIVE DIRECTOR'S REPORT

A.) Updates on Niagara Falls Housing Authority Matters

Mr. Dreer reported that they were looking at the old Renaissance Building to use as a maintenance shop for when the Jordan Gardens' maintenance shop gets knocked down. That will not work, so we will transfer money in the capital funds and purchase a prefabricated garage. After RAD is completed, the garage will be used at Cornerstone.

VI. NFHA ATTORNEY REPORT-

Attorney Hutchison reported that RAD is closed and fully funded. He has a compensation issue and an employment related matter that needs to be discussed in Executive Session.

VII. UNFINISHED BUSINESS

Nothing to report.

VIII. NEW BUSINESS

Next meeting: *Tuesday, December 9, 2025, 3:00 pm – Administrative Office*

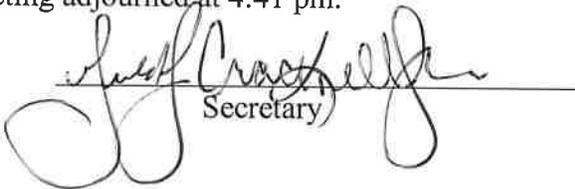
Commissioner Archie made a motion to enter Executive session. Commissioner Todd seconded, and the motion was unanimously carried.

Executive Session began at 4:03 pm
Executive Session ended at 4:40 pm

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

IX. ADJOURNMENT

Commissioner Rivera made a motion to adjourn. Commissioner Archie seconded. Motion was unanimously carried. The meeting adjourned at 4:41 pm.


Secretary