

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, January 13, 2026, 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  
Mr. Brian Archie  
Sister Beth Brosmer  
Ms. Markasia McCreary  
Mrs. Colleen Todd  
Ms. Sara Rivera

**Also Present:**

Dr. Tomorrow Allen-Collins  
Mr. Brian Hutchison  
Mr. Santino Cafarella

**Absent:**

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

**I. MOMENT OF REFLECTION**

Chair Giancola wanted to take this moment to thank everyone for their kindness, support and for thinking of her family. Chair Giancola asked the Board to remember our dear friend Owen Steed and to congratulate Commissioner Archie, as he is the City Council Chairperson. Finally, she wanted to wish everybody a happy, healthy, and very blessed 2026.

**II. SUBCOMMITTEE ELECTIONS**

Chair Giancola stated that we need a Vice Chairman and a Secretary. Commissioner Cracknell will serve as our Vice Chairman and Commissioner Todd will serve as our Secretary. Chair Giancola then discussed her designation ideas for the Commissioners; all agreed to the assigned designations.

**III. APPROVAL OF MINUTES FROM MEETING**

On a motion made by Commissioner Archie, seconded by Commissioner McCreary and carried, December 9, 2025, monthly meeting minutes of the Board of Commissioners was approved.

**IV. COMMITTEE REPORTS/RECOMMENDATIONS**

**A. Facilities & Residential Affairs/Senior Living/Community**

Commissioner Archie stated that there has not been a meeting, but he has been trying to have some conversations with Beacon Communities, the city and the railway regarding trash cleanup and security around Center Court. He stated that there will be more information to come.

**B. Finance – Chair Giancola –**

Mr. Lis reported that a few things have been happening and that we are far behind. We have two different auditors. EFPR are the auditors for Cornerstone's December 2024 audit and Drescher & Malecki are the auditors for the Housing Authority's March 2025 audit. The Housing Authority cannot finish their audit until we get Cornerstone's audit report from EFPR, but Mr. Lis is hopeful that this will all be resolved by the next board meeting in February. For the Housing Authority, Mr. Lis stated that we are in the positive for the year so far up to November. Our subsidy is down for January, but hopefully we will be all right with what is projected and the budget is still being completed. We have cash in the bank and CDs, so we are in good shape. Chair Giancola asked for a motion to approve Resolution 2026-2 approval of the finance reports for November. Commissioner Todd 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. 2026-3 the Personnel Action Chart. Motion to approve Resolution No. 2026-3 the Personnel Action Chart was made by

Commissioner Brosmer, seconded by Commissioner Todd, and the motion was unanimously carried.

**D. Strategic Planning – Commissioner Cracknell –**

Nothing to report.

**E. Occupancy Reports –**

Ms. Williams reported that the occupancy rate is 94% and that the Occupancy department is trying to get all the vacant units occupied.

**V. CHAIRMAN’S REPORT**

Chair Giancola stated that she does not have anything to report, but they do need to go into Executive Session.

**VI. EXECUTIVE DIRECTOR’S REPORT**

**A.) Approval of Set Policy for Active Non-Union Employees.**

Chair Giancola asked for a motion to approve Resolution No. 2026-4 approval of set policy for active non-union employees. Mr. Dreer stated that this resolution is to move non-union employees off the AFSCME contract who missed the deadline for free health insurance. Motion to approve Resolution No. 2026-4 was made by Commissioner Archie, seconded by Commissioner Cracknell. All in favor. Motion unanimously carried.

**B.) Updates on Niagara Falls Housing Authority Matters**

Dr. Collins stated that she thinks it is befitting for the Board of Commissioners to know what she has been working on specifically and what she plans to work on. Dr. Collins stated that she is going to start adding her personal report with the board report. This report will be a history and proposal report. Some of the things Dr. Collins has been working on is having -the Alcott HR team come in and assist with navigational and functional challenges with the system. A People and Possibilities meeting was held, community events were attended, and continued participation in CSV and RAD meetings. Dr. Collins stated that she is in the process of hiring a Deputy Executive Director and that she has already interviewed internally and she is now starting to interview externally.

**VII. NFHA ATTORNEY REPORT-**

Attorney Hutchison reported that we have to get Cornerstone under our technical ownership. We are managing it currently, and we are in fact the owners, but we have to finish getting the title on it. Attorney Hutchison also stated that he heard that the Lockport Housing Authority is working towards potential single-family housing as one of their planned developments and he was ask if the NFHA was going to consider the same route of single-family investment.

**VIII. UNFINISHED BUSINESS**

Chair Giancola asked for a motion to approve tabled Resolution No. 2025-54. Motion to approve Resolution No. 2025-54 was made by Commissioner McCreary, seconded by Commissioner Brosmer. All in favor. Motion passed.

**IX. NEW BUSINESS**

Next meeting: *Tuesday, February 10, 2026, 3:00 pm – Administrative Office*

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

Executive Session began at 3:33 pm

Executive Session ended at 4:58 pm

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

Commissioner Rivera made a motion to add an agenda item, Commissioner Todd seconded it, all in favor. Chair Giancola made a motion to approve Resolution 2026-5 as read:

A request having been made for the Board of Commissioners to address the 2026 compensation package for Executive Director Dr. Tomorrow Allen-Collins, and the Board having discussed this request in executive session to discuss all matters relevant to said request.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE NIAGARA FALLS HOUSING AUTHORITY:

Hereby approves a modification to the compensation package for Executive Director Dr. Tomorrow Allen-Collins, to commence February 1, 2026, as follows:

Annual salary shall be increased to a total of \$135,000 per year.

All other terms of compensation shall remain the same.

Motion made by Commissioner McCreary and seconded by Commissioner Rivera. The motion was approved by a vote of six in favor and one against. Motion passes.

**X. ADJOURNMENT**

Commissioner Archie made a motion to adjourn. Commissioner Todd seconded. Motion was unanimously carried. The meeting adjourned at 5:00pm.

  
Secretary