

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, February 10, 2026, at 3:00 pm at 744 Tenth Street, Niagara Falls, NY. Chair Giancola called the meeting to order at 3:05 pm.

Present:

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

Also Present:

Mr. Brian Hutchison
Mr. Santino Cafarella

Absent:

Dr. Tomorrow Allen-Collins
Ms. Markasia McCreary
Mr. Brian Archie

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

I. MOMENT OF REFLECTION

Chair Giancola wanted to begin today with a moment of reflection to think about our country. To hope for peace in our country and around the world and to cheer for our Olympians that are in the Olympics this year.

II. APPROVAL OF MINUTES FROM MEETING

On a motion made by Commissioner Brosmer, seconded by Commissioner Rivera and carried, January 13, 2026, monthly meeting minutes of the Board of Commissioners was approved.

III. COMMITTEE REPORTS/RECOMMENDATIONS

A. Facilities & Residential Affairs/Senior Living/Community

Chair Giancola stated that we do not have much to report. Commissioner Archie is not here to report on anything and there was no meeting.

B. Finance – Chair Giancola –

Chair Giancola asked Mr. Dreer to report on finances. Mr. Dreer reported that the New York Retirement System is showing our share for the current fiscal year, we are billed several months after. The New York State Insurance Fund is for workers' comp. It is better than we have been historically. The water bill for CSV is also in the Expenditure report which shows what we are being charged. Mrs. Barone stated that Dr. Collins and the Executive Director of the Water Board have to meet regarding the bill and hopefully we can get a waiver credit for the sewer part. Chair Giancola asked for a motion to approve Resolution 2026-7 approval of the finance reports for December. Commissioner Cracknell made a motion, seconded by Commissioner Todd. All in favor, motion passes.

C. Governance/Human Resources –Commissioner Cracknell

Commissioner Cracknell asked for a motion to approve Resolution No. 2026-8, the Personnel Action Chart. Motion to approve Resolution No. 2026-8 the Personnel Action Chart was made by Commissioner Brosmer, seconded by Commissioner Todd, and the motion was unanimously carried.

D. Strategic Planning – Commissioner McCreary –

Chair Giancola reported that Commissioner McCreary is not here and that there is nothing to report.

E. Occupancy Reports –

Ms. Williams reported that the occupancy rate is still holding at 94%. Ms. Williams stated that people do not want to move during the winter and that they are slower with handing in their information. She stated that it will pick up again during Spring.

IV. CHAIRMAN'S REPORT

Chair Giancola stated that the subcommittees will start in mid to late April. She asked the board members how they would feel about attending these meetings via zoom and or in person, to make attending these meetings easier. The option would be up to that board member how they would like to attend the meetings via zoom or in person. Chair Giancola next stated that the Commissioners self-evaluations are due in March. Ms. Allen will email the evaluations to all the board members, and they can be filled out electronically or can be printed out. Commissioner Cracknell will then tally the evaluations up and report on them at the Annual Meeting. The last thing Chair Giancola needs to report on will be in Executive Session.

V. EXECUTIVE DIRECTOR'S REPORT

A.) Approval of Interest to Purchase Commitment Letter

Mrs. Barone reported that we have a resolution for approval of interest in purchasing the Beloved Community. As of today, we have a new letter from Attorney Hutchison because we do not have what we need from Beacon. We need to see their financial statements and see what the reserve level is, which is like a savings account. It is the money that we can use to pay for any repairs that we may need to pay for, for a 15-year-old property. We would also like to see the property, inside and out. Mrs. Barone also stated that the past Executive Director may have waived his right of first refusal. Attorney Hutchison stated that there is concern for the lack of communication with Beacon and the language in Beacon's letter is very certain and very non-contingent that we are purchasing the property. We need more discussion. Attorney Hutchison stated that we cannot move forward without knowing if the past Executive Director gave away our right of first refusal and why did it happen. We need to get the due diligence started. The NFHA will not sign the commitment letter provided by Beacon but will sign the letter drafted by Attorney Hutchison. Chair Giancola asked for a motion to approve Resolution No. 2026-9 to modify and approve Dr. Collins to send a non-binding letter of interest to Beacon regarding Center Court I and II. Motion to approved Resolution No. 2026-9 to modify and approve Dr. Collins to send a non-binding letter of interest to Beacon regarding center Court I and II was made by Commissioner Tood, seconded by Commissioner Brosmer. All in favor. Motion passes.

B.) Approval to Permit the Use of Earned Accrued Vacation

Chair Giancola asked for a motion to approved Resolution No. 2026-10 approval to permit the use of accrued vacation. Motion to approve Resolution No 2026-10 to permit the use of accrued vacation was made by Commissioner Todd, seconded by Commissioner Rivera. All in favor. Motion passed.

C.) Updates on Niagara Falls Housing Authority Matters

Dr. Collins provided the Board with a grant report. Mrs. Barone gave an update on our Grant writer, Kaylyn Townsend, and the success of securing some grants and the competitive nature of grants.

VI. NFHA ATTORNEY REPORT-

Attorney Hutchison stated that he had nothing new to add, and the only issue is Center Court.

VII. UNFINISHED BUSINESS

None

VIII. NEW BUSINESS

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

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

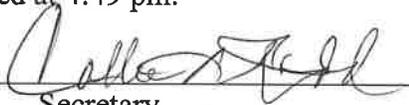
Executive Session began at 3:51 pm
Executive Session ended at 4:47 pm

Commissioner Rivera made a motion to return to regular session. Commissioner Brosmer

seconded and the motion was unanimously carried. Regular session resumed.

IX. ADJOURNMENT

Commissioner Cracknell made a motion to adjourn. Commissioner Brosmer seconded. Motion was unanimously carried. The meeting adjourned at 4:49 pm.


Secretary