

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, March 10, 2026, at 3:00 pm at 744 Tenth Street, Niagara Falls, NY. Chair Giancola called the meeting to order at 3:02 pm.

Present:

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

Also Present:

Absent:

Dr. Tomorrow Allen-Collins
Mr. Brian Hutchison via Phone

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

I. MOMENT OF REFLECTION

Chair Giancola asked for a moment of silence for the seven service members killed in Iran and for peace throughout the middle east and throughout the world.

II. APPROVAL OF MINUTES FROM MEETING

On a motion made by Commissioner Brosmer, seconded by Commissioner Rivera and carried, February 10, 2026, monthly meeting minutes of the Board of Commissioners were approved.

III. COMMITTEE REPORTS/RECOMMENDATIONS

A. Facilities & Residential Affairs/Senior Living/Community-Commissioner Archie

Commissioner Archie discussed the need for cleanup efforts as the snow melts and the involvement of residents. He also stated that the Amazon delivery touchpoint must be revisited. Commissioner Archie suggested scheduling a meeting after Easter.

B. Finance – Chair Giancola –

Mr. Lis presented the financial reports, highlighting rent collections, management fees, and expenses. The balance sheet and income statement were reviewed, showing a loss for January. Year-to-date profit is ahead and we are not using our reserves. Mr. Lis then explained the impact that reduced HUD subsidies have on the budget. Chair Giancola asked for a motion to approve Resolution 2026-12 approval of the finance reports for January. Commissioner Archie made a motion, seconded by Commissioner Cracknell. All in favor, motion passes.

C. Governance/Human Resources –Commissioner Cracknell

Commissioner Cracknell reported that we are in the process of onboarding two Section 3 workers. Chair Giancola reported that there will be a Governance meeting scheduled for April. Commissioner Cracknell asked for a motion to approve Resolution No. 2026-13, the Personnel Action Chart. Motion to approve Resolution No. 2026-13 the Personnel Action Chart was made by Commissioner McCreary, seconded by Commissioner Rivera, and the motion was unanimously carried.

D. Strategic Planning – Commissioner McCreary –

Commissioner McCreary stated there is nothing to report.

E. Occupancy Reports –

Ms. Williams reported that the occupancy rate is still at 94% but she expects it to increase with the weather breaking. Ms. Williams mentioned the delays with getting the background checks back and discussed potential solutions for speeding up background checks, including in-house options.

IV. CHAIRMAN'S REPORT

Chair Giancola wanted to congratulate Samika Sullivan on being honored at the Black Achievers Gala this weekend. She reported that the Commissioners' evaluations are due today, with several evaluations already submitted and that the Commissioners' biographies and photos for the website are due by Friday.

V. EXECUTIVE DIRECTOR'S REPORT

A.) Approval of Write Off Accounts

Mrs. Barone asked for a motion to approve Resolution No. 2026-14 to approve the write-off accounts. Ms. Williams explained that the write-off accounts are from residents that have moved out or that have been evicted. They had money in their accounts, and we are writing it off to get it off the books. Motion to approved Resolution No. 2026-14 to approve the write off accounts was made by Commissioner Todd, seconded by Commissioner Brosmer. All in favor. Motion passes.

B.) Approval of the Operating Budget

Mr. Lis reported that they had their Finance committee to discuss the budget. He explained the budget assumptions, including subsidy reductions and rent increases. He also reported on the impact of HUD funding cuts and the need for reserve usage. Discussion ensued with the Doris Jones Community Center's financial challenges and potential solutions. Chair Giancola asked for a motion to approved Resolution No. 2026-15 approval of the operating budget. Motion to approve Resolution No. 2026-15 to approve the operating budget was made by Commissioner McCreary, seconded by Commissioner Cracknell. All in favor. Motion passed.

C.) Approval of JBM Revised Contract

Mrs. Barone asked for a motion to approve Resolution No. 2026-16 to approve JBM revised contract with adjusted hours and rates. Discussion ensued. Chair Giancola asked for a motion to approve Resolution No. 2016-16 to approve JBM revised contract. Commissioner Brosmer made a motion, seconded by Commissioner Todd. Motion passed with five in favor, two opposed.

D.) Updates on Niagara Falls Housing Authority Matters

Dr. Collins provided the Board with a summary Report.

VI. NFHA ATTORNEY REPORT-

Attorney Hutchison provided an update on the eviction process and the potential HUB court changes. He then discussed the due diligence materials received from Beacon and the need for legal review. He requests time to review and understand the due diligence materials before making further decisions. He also stated the need for further investigation into the right of first refusal and waiver documents.

VII. UNFINISHED BUSINESS

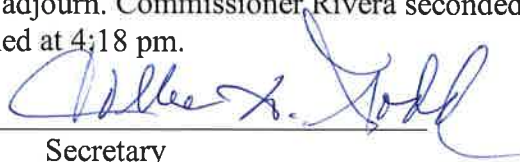
None

VIII. NEW BUSINESS

Next meeting: *Tuesday, April 14, 2026, 3:00 pm – Administrative Office*

IX. ADJOURNMENT

Commissioner Brosmer made a motion to adjourn. Commissioner Rivera seconded. Motion was unanimously carried. The meeting adjourned at 4:18 pm.



Secretary