

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, April 14, 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  
Mrs. Colleen Todd  
Sister Beth Brosmer  
Mr. Brian Archie  
Ms. Markasia McCreary

**Also Present:**

Mr. Brian Hutchison via Zoom  
Santino Cafarella

**Absent:**

Dr. Tomorrow Allen-Collins  
Ms. Sara Rivera

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

**I. MOMENT OF REFLECTION**

Chair Giancola began the meeting with a moment of silence for Patti Barone's mother-in-law and peace in the Middle East.

**II. APPROVAL OF MINUTES FROM MEETING**

On a motion made by Commissioner Brosmer, seconded by Commissioner Todd and carried, March 10, 2026, monthly meeting minutes of the Board of Commissioners was approved.

**III. COMMITTEE REPORTS/RECOMMENDATIONS**

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

Commissioner Archie reported that they had a meeting and the highlight of the meeting was about the Jordan Gardens project. He stated that residents need to be informed on what exactly is happening at Jordan Gardens. He suggested that Beacon present updated project details to the residents. He also stated that clear, factual communication is needed to explain rent changes to our residents to address tenant confusion. Commissioner Archie stated that the Authority should lead the conversation and schedule a council presentation. Discussion ensued.

**B. Finance – Chair Giancola –**

Mr. Dreer stated that the wages are high, but the maintenance staff labor is less than they had planned. This could be from issues with Alcott. Chair Giancola asked for a motion to approve Resolution 2026-18 approval of the finance reports for February. Commissioner Archie made a motion, seconded by Commissioner McCreary. All in favor, motion passed.

**C. Governance/Human Resources –Commissioner Cracknell**

Commissioner Cracknell reported that we have a meeting scheduled for the end of April and we are excited to meet the new Deputy Executive Director. Commissioner Cracknell asked for a motion to approve Resolution No. 2026-19, the Personnel Action Chart. Motion to approve Resolution No. 2026-19 the Personnel Action Chart was made by Commissioner Brosmer, seconded by Commissioner McCreary, and the motion was unanimously carried.

**D. Strategic Planning – Commissioner McCreary –**

Commissioner McCreary reported that we will schedule a meeting in the upcoming months.

**E. Occupancy Reports –**

Ms. Williams reported that the occupancy rate fell to 93% due to residents passing away and transfers, but they are working on getting it back up.

**IV. CHAIRMAN'S REPORT**

Chair Giancola reported that all Commissioners' self-evaluations are in. Bios and photos need to be done by this Friday. Spring cleanup will be on June 18<sup>th</sup> and if anyone wants to participate please let

Jamie know. The Annual meeting will be Tuesday, May 5<sup>th</sup> at 3:00 pm followed by the board meeting at 3:30 pm.

**V. EXECUTIVE DIRECTOR'S REPORT**

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

Mrs. Barone reported that Packard Court is having a HUD inspection on April 24<sup>th</sup> and Center Court is scheduled for May. Discussion is happening regarding the Beloved Community, and we would like to schedule a "walk through" for this property.

**VI. NFHA ATTORNEY REPORT-**

Attorney Hutchison reported that he has been taking care of some housekeeping issues.

**UNFINISHED BUSINESS**

None

**VII. NEW BUSINESS**

Annual meeting *Tuesday, May 5, 2026-3:00 pm- Administrative Office*  
Next meeting: *Tuesday, May 5, 2026, 3:30 pm – Administrative Office*

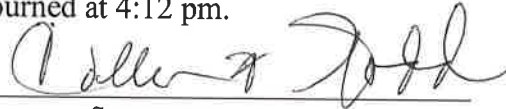
Commissioner McCreary made a motion to enter Executive session. Commissioner Todd seconded and the motion was unanimously carried.

Executive Session began at 3:40 pm  
Executive Session ended at 4:11 pm

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

**VIII. ADJOURNMENT**

Commissioner Archie made a motion to adjourn. Commissioner Cracknell seconded. Motion was unanimously carried. The meeting adjourned at 4:12 pm.



Secretary