

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, May 5, 2026, at 3:30 pm at 744 Tenth Street, Niagara Falls, NY. Vice Chairman Cracknell called the meeting to order at 3:30 pm.

Present:

Mr. Gerald Cracknell
Mrs. Todd
Mr. Brian Archie
Sister Beth Brosmer
Ms. Markasia McCreary

Also Present:

Mr. Brian Hutchison
Mr. Santino Cafarella

Absent:

Dr. Tomorrow Allen-Collins
Ms. Sara Rivera
Mrs. Maralynn Giancola

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

I. MOMENT OF REFLECTION

Commissioner Cracknell began the meeting by welcoming the new Deputy Executive Director, Carol Whitaker-Poole.

II. APPROVAL OF MINUTES FROM MEETING

On a motion made by Commissioner McCreary, seconded by Commissioner Todd and carried, April 14, 2026, monthly meeting minutes of the Board of Commissioners were approved.

III. COMMITTEE REPORTS/RECOMMENDATIONS

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

Nothing to report.

B. Finance – Chair Giancola –

Mr. Lis reported that he is in the process of making year-end adjustments and getting ready for the Audit. He reported that the statements have a net loss for the year from electric bills being high. Mr. Lis stated that they anticipated that, so they budgeted to use the reserves. Discussion ensued. Commissioner Cracknell asked for a motion to approve Resolution No. 2026-21 approval of the finance reports for March. Commissioner Brosmer made a motion, seconded by Commissioner Archie. All in favor, motion passed.

C. Governance/Human Resources –Commissioner Cracknell

Commissioner Cracknell stated that he tallied up the Commissioners' self-evaluations and reported that the new members are getting comfortable with being on the board. Board members have expressed appreciation for clear data breakdowns and suggested broader public communication of ongoing projects. Commissioner Brosmer suggested changing the description of the resolution to only approve the Personnel Action Chart and taking off the Leave of Absence. Commissioner Cracknell asked for a motion to amend the resolution and remove Leave of Absence. Motion to amend the resolution and remove the leave of absence was made by Commissioner Brosmer, seconded by Commissioner Todd. All in favor, motion passed. Commissioner Cracknell asked for a motion to approve Resolution No. 2026-22, the Personnel Action Chart. Motion to approve Resolution No. 2026-22 the Personnel Action Chart was made by Commissioner Brosmer, seconded by Commissioner Todd, and the motion was unanimously carried.

D. Strategic Planning – Commissioner McCreary –

Nothing to report.

E. Occupancy Reports –

Ms. Williams reported that occupancy is at 93% and that it is not taking as long to get the background checks back.

IV. CHAIRMAN'S REPORT

Commissioner Cracknell reminded the Commissioners to hand in their bios and photos if they have not done that yet. He stated that the ED evaluations are due by this Friday and Spring cleanup is on Thursday, June 18th.

V. EXECUTIVE DIRECTOR'S REPORT

A.) Approval of Audit Services

Mrs. Barone asked for a motion to approve Resolution No. 2026-23 Audit Services contract. Motion to approve Resolution No. 2026-23 was made by Commissioner Brosmer, seconded by Commissioner Todd. All in favor. Motion passes.

B.) Approval of Spallino Towers Added Parking Lot

Mrs. Barone asked for a motion to approve Resolution No. 2026-24 Spallino Towers added parking lot. Twenty-three additional parking spaces will be added where the Bocci court is. Motion to approve Resolution No. 2026-24 was made by Commissioner Brosmer, seconded by Commissioner Todd. All in favor. Motion passed.

C.) Updates on Niagara Falls Housing Authority Matters

Mrs. Barone reported that HUD will audit our flat rent calculations on May 13th, addressing potential misinterpretation of bedroom size. She stated that a talking-point sheet will be prepared for a future City Council presentation following the HUD audit. Mrs. Barone reported that we had our NSPIRE inspection at Packard Court and scored 36% prompting maintenance protocols, so this does not happen again. Mrs. Barone stated that the walk through at beloved Community has been difficult to arrange, but we are hoping it can be scheduled sometime in May or June.

VI. NFHA ATTORNEY REPORT-

Attorney Hutchison reported that operational issues are moving smoothly.

UNFINISHED BUSINESS

None

VII. NEW BUSINESS

Next meeting: *Tuesday, June 9, 2026, 3:00 pm – Administrative Office*

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

Executive Session began at 4:15 pm

Executive Session ended at 4:45 pm

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

VIII. ADJOURNMENT

Commissioner Brosmer made a motion to adjourn. Commissioner McCreary seconded. Motion was unanimously carried. The meeting adjourned at 4:46 pm.


Secretary