

The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, June 9, 2026, at 3:00 pm at 744 Tenth Street, Niagara Falls, NY. Chairman Giancola called the meeting to order at 3:03 pm.

Present:

Mrs. Maralynn Giancola
Mrs. Colleen Todd
Mr. Brian Archie
Ms. Markasia McCreary
Ms. Sara Rivera

Also Present:

Dr. Tomorrow Allen-Collins
Mr. Brian Hutchison

Absent:

Mr. Gerald Cracknell
Sister Beth Brosmer

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

I. MOMENT OF REFLECTION

Chair Giancola stated that since this is our last meeting before the fall, we are just going to reflect on having a safe, happy, healthy, and very blessed summer for all of us, and that the authority prospers and does well. Followed by a moment of silence.

II. APPROVAL OF MINUTES FROM MEETING

On a motion made by Commissioner McCreary, seconded by Commissioner Todd and carried, May 5, 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 reported that he has been told by some residents that there has been a lot of unhealthy behavior happening at Wrobel Towers and there are safety and security concerns. He asked what, if there were any, resources that we may be able to bring to the building outside of the self-help meetings to curtail what is going on. Commissioner Archie then asked for clarification on the increase in evictions happening at Center Court and clarification on who is in public housing and who is on the voucher system. Ms. Williams stated that we do not manage the property, so she cannot answer why they are evicting people. She only assists with filling public housing units. Ms. Williams stated that we have nothing to do with the day-to-day stuff.

B. Finance – Chair Giancola –

Mr. Dreer reported that the budget is not yet available and that the expenses from April were pushed back to March. Mr. Dreer stated what everyone is looking at is the actual expenses for April. Dr. Collins stated that the board will receive the budget once it becomes available. Chair Giancola asked for a motion to approve Resolution No. 2026-26 approval of the finance reports for April. Commissioner Todd made a motion, seconded by Commissioner Rivera. All in favor, motion passed.

C. Governance/Human Resources –Commissioner Cracknell

Chair Giancola asked if there were any questions regarding the Personnel Action Chart. Commissioner Archie asked about rent increasing for Section 3 workers. Dr. Collins stated that they had a conversation with HUD that rent would not increase for Section 3 Workers. Mrs. Barone asked Commissioner Archie to have the Section 3 worker call her. Chair Giancola asked for a motion to approve Resolution No. 2026-27, the Personnel Action Chart. Motion to approve Resolution No. 2026-27 the Personnel Action Chart was made by Commissioner Archie, seconded by Commissioner McCreary, and the motion was unanimously carried.

D. Strategic Planning – Commissioner McCreary –

Nothing to report.

E. Occupancy Reports –

Ms. Williams reported that for the month of May, occupancy is 93%. She stated that they are trying to get it up this month and working on more applications.

IV. CHAIRMAN'S REPORT

Chair Giancola reported that all the ED evaluations are in and they were tallied and reviewed with Dr. Collins. The Board of Commissioners retreat will be scheduled in the fall, and she wanted to remind everyone that the Beloved Community walk through is tomorrow.

V. EXECUTIVE DIRECTOR'S REPORT

A.) Approval of Write Off Accounts

Dr. Collins asked for a motion to approve Resolution No. 2026-28, write off accounts.

Commissioner Todd asked if maintenance repairs are charged to the residents. Dr. Collins stated that charges are the residents' responsibility. Commissioner Rivera asked why we wait so long to evict. Dr. Collins stated that evictions are a case-by-case situation. Motion to approve Resolution No. 2026-28 was made by Commissioner Archie, seconded by Commissioner Todd. All in favor. Motion passes.

B.) Updates on Niagara Falls Housing Authority Matters

Mrs. Barone reported that maintenance training and security training had been scheduled. We are in the process of hiring an outside company to complete our inspections at Packard Court. There will be upcoming vacancies in the maintenance department and Spring cleanup is on June 18th. Dr. Collins reported that we are reporting to HUD on how we are improving.

VI. NFHA ATTORNEY REPORT-

Attorney Hutchison stated his report will be in Executive Session.

VII. UNFINISHED BUSINESS

None

VIII. NEW BUSINESS

Next meeting: *Tuesday, September 8, 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 3:37 pm

Executive Session ended at 4:53 pm

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

IX. ADJOURNMENT

Commissioner Todd made a motion to adjourn. Commissioner McCreary seconded. Motion was unanimously carried. The meeting adjourned at 4:54 pm.


Secretary