The Board of Commissioners of the Niagara Falls Housing Authority (NFHA) met in a Monthly Board Meeting session on Tuesday, September 8, 2026, at 3:00 pm at 744 Tenth Street, Niagara Falls, NY. Chairman Giancola called the meeting to order at 3:05 pm.

Present:	**Also Present:**	**Absent:**
Mrs. Maralynn Giancola	Dr. Tomorrow Allen-Collins	Mrs. Colleen Todd
Mr. Gerald Cracknell	Mr. Brian Hutchison	Sister Beth Brosmer
Mr. Brian Archie		
Ms. Markasia McCreary		
Ms. Sara Rivera		

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

I. MOMENT OF REFLECTION

Chair Giancola asked everyone to keep Brian and his family in their hearts and prayers on the passing of his daughter Bria. Chair Giancola would like us to focus on a positive, productive, and prosperous season with the housing authority. A moment of silence followed.

II. APPROVAL OF MINUTES FROM MEETING

On a motion made by Commissioner Archie, seconded by Commissioner Rivera and carried, June 9, 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 stated that after speaking with Dr. Collins, they are considering inspecting our residences due to environmental activity and may seek brownfield funding.

B. Finance – Chair Giancola –
Mr. Lis reported on the financial reports for May, June, and July, noting that a significant loss in July was partially offset by Center Court payments. Mr. Lis reported that Center Court I and II had their audit and he explained how Beacon is reimbursed through annual true ups based on low-income HUD property calculations. Commissioner Archie suggested demanding higher maintenance standards from Beacon during current contract negotiations. Chair Giancola asked for a motion to approve Resolution No. 2026-31 approval of the finance reports for May, June, and July. Commissioner McCreary made a motion, seconded by Commissioner Cracknell. All in favor, motion passed.

C. Governance/Human Resources –Commissioner Cracknell
Commissioner Cracknell asked for a motion to approve Resolution No. 2026-32, the Personnel Action Chart. Motion to approve Resolution No. 2026-32 the Personnel Action Chart was made by Commissioner McCreary, seconded by Commissioner Rivera, and the motion was unanimously carried.

D. Strategic Planning – Commissioner McCreary –
Nothing to report. A meeting will be scheduled for September.

E. Occupancy Reports –
Ms. Williams reported an occupancy rate of 92% for the months of May, June, and July.

IV. CHAIRMAN'S REPORT

Chair Giancola reported that the subcommittee meetings will resume this month and next month and there will be some reconfiguring to the subcommittees. Chair Giancola stated that she and Dr.

Collins meet every Friday, so if any of the board members have questions, she will get the answers for them and get back to them.

V. EXECUTIVE DIRECTOR'S REPORT

A.) Approval of Write Off Accounts

Dr. Collins asked for a motion to approve Resolution No. 2026-33, write off accounts. Motion to approve Resolution No. 2026-33 write off accounts was made by Commissioner Archie, seconded by Commissioner McCreary. All in favor. Motion passes.

B.) Updates on Niagara Falls Housing Authority Matters

Dr. Collins reported the ongoing redevelopment issues with Beacon regarding Cornerstone. Attorney Hutchison noted that HCR supports prioritizing the Cornerstone development over standalone RAD projects at Center Court I and II. Dr. Collins reported that the organization plans to sever ties with Alcott HR due to system inefficiencies and switch to ADP for HR services to save approximately $40,000. The NFHA is in the middle of Labor negotiations and there is a need for training and development of the organization. Former Managers, Marcia Massaro and Margaret Anne Smith, were brought back on contract to help train.

VI. NFHA ATTORNEY REPORT-

Attorney Hutchison discussed potential funding opportunities through the Affordable Housing Corporation (AHC) for single-family home rehabilitation. The board explored integrating high-density builds for single-family homes in Niagara Falls using available green space.

VII. UNFINISHED BUSINESS

None

VIII. NEW BUSINESS

Next meeting: *Tuesday, October 13, 2026, 3:00 pm – Administrative Office*

Commissioner Archie made a motion to enter Executive session. Commissioner Cracknell seconded and the motion was unanimously carried.

Executive Session began at 3:43 pm
Executive Session ended at 4:15 pm

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

IX. ADJOURNMENT

Commissioner McCreary made a motion to adjourn. Commissioner Cracknell seconded. Motion was unanimously carried. The meeting adjourned at 4:16 pm.

Secretary