

BINGHAMTON HOUSING AUTHORITY REGULAR MEETING

Monday, July 20, 2026– 12:00PM

435 STATE STREET, BINGHAMTON NEW YORK

PRESENT: Charles Kramer, Chair
Robin Alpaugh, Vice-Chair
Jeffery Wood, Secretary
Josh Miller, Treasurer
Jean Westcott, Executive Director
Lesley Cornwall, Deputy Director
Amy Sherwood
Kevin Treiman

ABSENT: Kyle Skinner – Member
Emmett Wimberly, Member

The meeting was called to order by Mr. Kramer at 12:03 PM and roll call was taken. The minutes of the June 15, 2026, meeting were approved by Mr. Wood, seconded by Mr. Alpaugh and carried.

Executive Director Report:

Ms. Westcott

- NSPIRE inspection next is at Carlisle on August 12, 2026. Thank you to Lesley for getting all the deficiencies updated and completed for NorthShore.
- Bruce, Lindsey and I went to City Council on July 13, 2026, regarding the RAD project for Saratoga Terrace. They inquired about the rent structure, housing vouchers and the timing of the project. They did recognize all the improvements that have been made to the heights. Next step is for the resolution to go to committee.
- Corner Stone Health is not prepared to cover all the costs associated with the revitalization of their space. Bruce is working on trying to find grants that could help with the cost.
- We are currently down a paralegal and will work with the one that is assisting our attorney for the time being.
- Repayment agreements were not made correctly and are currently being reworked.
- The roofs at Carlisle are currently being worked on, a bid for concrete is going out.
- Thursday is the meeting with tenants to discuss the annual plan, and then Monday will be the meeting with the public.
- I had a conversation with the company doing the housing project next door. They mentioned some interest in having BHA be the managing agents of the property.

Financial Statement: End of fiscal year so there isn't much to report. Year end adjustments are still being completed by our accountants. Tenant revenue is down and utilities were way over budget. 2025-2026 comparison on rent owed by tenants. Carlisle 2025 \$218K 2026 \$360K, Saratoga 2025 \$315K 2026 \$219K, North Shore 2025 \$80K 2026 \$122K. Currently trying to find a collections company to work with. Have not had any luck yet.

The following resolutions were then acted upon:

26-246 WHEREAS, there is a need renew contract with Great American Insurance Company. Motion made by Mr. Alpaugh and seconded by Mr. Wood and carried.

26-247 WHEREAS, there is a need to renew the contract with Novogradac & Co. Motion made by Mr. Mr. Wood and seconded by Mr. Alpaugh and carried.

26-248 WHEREAS, there is a need to contract with M.A.Polce for cyber security. Motion made by Mr. Alpaugh and seconded by Mr. Wood and carried.

26-249 WHEREAS, there is a need to install security cameras at NS. Motion made by Mr. Wood, seconded by Mr. Alpaugh and carried.

**Mr. Miller wanted to know who all has access to the cameras, and what the guidelines suggest (with so many people having access) if we were to use any video or photos from the cameras for court.

26-250 WHEREAS, there is a need to update BHA's Personnel Manual. Motion made by Mr. Wood, seconded by Mr. Alpaugh and carried.

26-251 Adjournment of meeting at 12:40 PM and establish Monday, August 17, 2026, at Canal Plaza Conference Room as the date, time and place for the next meeting and work session. Motion made by Mr. Alpaugh and seconded by Mr. Wood and carried.

Charles Kramer, Board Chair

Jean Westcott, Executive Director