



SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

Board Commissioner's Board Meeting Minutes

Date: January 15, 2026

Start Time: 12 PM

Quorum: 12 PM

Mission: To provide quality, safe, and affordable housing; to create opportunities for SHA residents' self-sufficiency and economic independence, and to empower individual potential in an environment where people want to live, work, and build communities.

Commissioner Attendees: Chair Ryan Benz, Vice Chair Chris Montgomery, Commissioner Patricia McBride, Commissioner Milton Martinez, Commissioner Ryan Benz, Commissioner Quwanka Ellerby,

Other: Counsel Brad Hunt of Mackenzie Hughes, Executive Director William Simmons, SHA Staff Members

Welcome & Opening Remarks - Chair Ryan Benz opened the meeting at 12:03 PM.

Motion made to go into Executive Session to Obtain Advice of Counsel at 12:04PM: Motion made by Christopher Montgomery, 2nd by Quwanka Ellerby, motion carried.

Motion made to exit Executive Session and return to Regular Session at 12:46PM: Motion made by Ryan Benz, 2nd by Christopher Montgomery, motion carried.

Approval of Meeting Minutes

Resolution Authorizing Approval of 11/20/2025, 12/01/2025 and 12/17/2025 Meeting Minutes: Motion made by Rickey Brown, 2nd by Quwanka Ellerby, no objections or further discussion, motion carried.

Committee Reports

Modernization & Development Committee – Chair of Committee, Ryan Benz

- AOT: A Wing complete; B Wing vacated; significant progress highlighted.
- East Adams Phases I & II moving on schedule.
- Photos presented showing modernization improvements.

Finance Committee – Presentation of Committee Report by Chris Montgomery

- Utility invoices catching up.
- Occupancy and subsidy levels are stable.
- Tenmast system issues persist; Yardi conversion underway and on schedule.

Management Reports

- McKinney Manor demolition continues as planned.
- Section 8 funding and vouchers are stable.
- DSS engagement regarding payment processes; meeting scheduled.
- Internal policy threshold changed from \$5,000/6 months to \$5,000/3 months.
- Tenant notices being redesigned for clarity.

Development Update

- East Adams redevelopment continues across multiple phases.
- Eastwood Heights Rehab: Financial closing January 2026; construction begins February.
- AOT Rehabilitation: A Wing renovation complete; residents relocated; Training Center launching.
- East Adams Phase I: Demolition complete; construction mobilizing January 2026.
- East Adams Phase II: Closing Dec 18; Construction begins January 2026.
- Future Phases III & IV: NEPA environmental review underway; Brownfield eligibility expanded.

Financial Report

- December occupancy strong (approx. 94%).
- Public Housing collections ~91%.
- AP backlog improving; several utility invoices from National Grid delayed in receipt.
- Section 8 HAP expenditures within expected range.

Resolutions Approved

Resolution to Approve December Financial Report: Motion made by Christopher Montgomery, 2nd by Rickey Brown, no objections or further discussion, motion carried.

Resolution to Authorize the Amended Administrative Plan: Motion made by Christopher Montgomery, 2nd by Rickey Brown, no objections or further discussion, motion carried.

Motion made to go into Executive Session to Obtain Advice of Counsel at 1:17PM: Motion made by Ryan Benz, 2nd by Quwanka Ellerby, motion carried.

No action taken in Executive Session.

Motion made to exit Executive Session and return to Regular Session at 1:55PM: Motion made by Rickey Brown, 2nd by Christopher Montgomenry, motion carried.

Regular meeting concluded at 1:58PM: Motion by Rickey Brown, 2nd by Milton Martinez, motion carried.

Ryan Benz, Chairperson

ATTESTS:

William Simmons, Secretary