



SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

Board Commissioner's Board Meeting Minutes

Date: April 16, 2026

Start Time: 12:03PM

Quorum: 12:03PM

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 – **RECUSED AT 12:51PM**, Vice Chair Chris Montgomery, Commissioner Milton Martinez, Commissioner Rickey Brown, Commissioner Quwanka Ellerby, Commissioner Doug Reicher

Excused: Commissioner Patricia McBride

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

Motion made to go into Executive Session to Obtain Advice of Counsel at 12:03PM: Motion made by Rickey Brown, 2nd by Doug Reicher, motion carried.

No action taken in Executive Session.

Motion made to exit Executive Session and return to Regular Session at 12:14PM: Motion made by Ryan Benz, 2nd by Rickey Brown, motion carried.

Approval of Meeting Minutes

Resolution Authorizing Approval of 03/19/2026 Meeting Minutes: Motion made by Rickey Brown, 2nd by Milton Martinez, no objections or further discussion, motion carried.

Committee Reports:

Governance Committee

- Discussion deferred due to quorum/attendance constraints

Modernization & Development Committee – Chair of Committee, Ryan Benz

- Benderson Heights bathroom renovation to be rebid due to no submissions
- Scattered sites flooring replacement recommended for award
- James Geddes Row Houses siding/window scope under development
- Eastwood Heights: first group of residents returning; positive feedback
- Ongoing planning for self development of Eastwood Homes

Finance Committee – Presentation of Committee Report by Chris Montgomery

- Occupancy approximately 94%
- Collections exceeding expectations (~105%)
- Central Village subsidy (\$890,000) approved
- Audit resulted in clean opinion with noted material weaknesses in internal controls
- Yardi system conversion underway to improve reporting and processes

Management Reports

- Homeownership Program:
 - 212 families expressed interest; 58 completed educations; 12 pre-approved; 8 homes secured
 - No foreclosures to date; strong program outcomes
- Increased engagement and education emphasized to move participants through pipeline
- Asset Management:
 - Occupancy ~93% (impacted by redevelopment held vacancies and relocation efforts)
 - Unit turnaround time elevated due to lack of VAPC contractors
 - Work order completion rates near HUD targets
- Ongoing coordination with DOT regarding road closures, traffic, and parking adjustments

Financial Report

- Strong cash reserves maintained
- Capital fund award approximately \$7.7M
- Affordable housing portfolio performing well overall
- Operational pressures noted due to voucher utilization and rising costs
- Continued challenges with accounts payable and utility billing processes

Resolutions Approved

Resolution to Approve March Financial Report: Motion made by Rickey Brown, 2nd by Doug Reicher, motion carried.

Resolution Authorizing the Award of a Contract for Pest Management Services: Motion made by Rickey Brown, 2nd by Doug Riecher, motion carried.

Resolution Authorizing the Award of a Contract for Architectural & Engineering (A&E) Services as Needed – RFQ26001: Motion made by Rickey Brown 2nd by Doug Reicher, motion carried.

Resolution for General Construction Contract AMP75 Scattered Sites Flooring Replacements: Motion made by Rickey Brwon 2nd by Doug Reicher, motion carried.

Regular meeting concluded at 1:22 PM: Motion by Rickey Brown, 2nd by Quwanka Ellerby motion carried.

Vice Chair

ATTESTS:

William Simmons, Secretary