



SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

Board Commissioner's Board Meeting Minutes

Date: May 28, 2026

Start Time: 12:02PM

Quorum: 12:02PM

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 12:50PM**, Commissioner Milton Martinez, Commissioner Rickey Brown, Commissioner Quwanka Ellerby, Commissioner Doug Reicher, Commissioner Patricia McBride, Commissioner Monica Williams

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

New Board Member Welcome

New Commissioner Monica Williams was welcomed; she shared her background as a legislator and serviced on the Syracuse Community Connections Board

Approval of Meeting Minutes

Resolution Authorizing Approval of 05/28/2026 Meeting Minutes: Motion made by Patricia McBride, 2nd by Rickey Brown, no objections or further discussion, motion carried.

Officer Elections

Vice Chair Nominee: Rickey Brown

Committee Reports:

Modernization & Development Committee

- Benderson Heights bathroom project to be rebid with revised scope
- Scattered sites flooring replacement moving into pre-construction phase
- James Geddes Row Houses additional buildings pending design completion
- Toomey Abbott elevator modernization ahead of schedule

Management Reports

- Yardi system conversion nearing completion; improved efficiency expected
- Rent Café and online payment systems to launch soon
- Homeownership reporting to transition to quarterly updates
- Emergency response efforts following recent incident commended; staff supported resident relocation, safety, and services
- Recognition of resident Tyquan Harris receiving NYS housing scholarship

Financial Report

- Occupancy approximately 93.5%
- April collections decreased (~76%), likely due to Yardi transition issues

- Utility billing and accounts payable challenges improving with new vendor contacts
- Operating cash remains tight; restricted funds noted
- HUD subsidy outlook uncertain
- Section 8 utilization impacted by rising rents
- Per unit costs increasing (~\$890/unit)
- Fair Market Rent adjustments implemented to support leasing outside city

Resolutions Approved

Resolution to Approve April 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.

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.

Motion to appoint Commissioner Reicher as Chair of the Governance Committee at 2:01PM: Motion made by Ryan Benz, 2nd by Rickey Brown, motion carried.

Motion to appoint Commissioner McBride as Chair of the Finance Committee at 2:02PM: Motion made by Patricia McBride, 2nd by Quwanka Ellerby, Commissioners McBride, Ellerby, and Martinez voted in favor of the motion. Commissioners Benz, Brown, Reicher, and Williams abstained. The motion did not pass.

Motion to appoint Commissioner Reicher as Chair of the Finance Committee at 2:06PM: Motion made by Ryan Benz, 2nd by Rickey Brown, motion carried.

Motion made to exit Executive Session and return to Regular Session at 2:34PM: Motion made by Ryan Benz, 2nd by Rickey Brown, motion carried.

Regular meeting concluded at 2:40PM: Motion by Rickey Brown, 2nd by Monica Williams, motion carried.

Vice Chair

ATTESTS:

William Simmons, Secretary