



**SYRACUSE HOUSING AUTHORITY**

*Building Neighborhoods. Growing Dreams.*

## **Board Commissioner's Board Meeting Minutes**

**Date:** June 25, 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 PM 12:53PM**, Vice Chair Rickey Brown, Commissioner Patricia McBride, Commissioner Milton Martinez, Commissioner Monica Williams, Commissioner Quwanka Ellerby, Commissioner Doug Reicher.

**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 12:02PM:** Motion made by Rickey Brown, 2<sup>nd</sup> by Monica Williams, motion carried.

No action taken in Executive Session.

**Motion made to exit Executive Session and return to Regular Session at 12:20PM:** Motion made by ???, 2<sup>nd</sup> by ???, motion carried.

### **Approval of Meeting Minutes**

**Resolution Authorizing Approval of 05/28/2026 Meeting Minutes:** Motion made by Rickey Brown, 2<sup>nd</sup> by Monica Williams, no objections or further discussion, motion carried unanimously.

### **Committee Reports:**

#### **Governance Committee**

- HUD-mandated HOTMA policy changes discussed; implementation expected January 2027
- Policy updates to be presented for public comments and Board approval in July
- Conflict of interest policy revisions deferred for further review

#### **Modernization & Development Committee – Vice Chair of Committee, Rickey Brown**

- Bathroom renovation projects to rebid with revised scope due to lack of initial bids
- James Geddes Row Houses environmental review and design coordination underway
- Scattered sites flooring replacement progressing; pre-construction completed
- Toomey Abbott elevator modernization ahead of schedule
- Fahey Court project nearing completion.

#### **Finance Committee – Presentation of Committee Report by Doug Reicher**

- FY 2026–2027 budget reviewed with a 5% expense increases and 18% pension increase
- Occupancy projected near 95%; Pioneer Homes lower due to I-81 relocation impacts
- Collections significantly below target
- Utility costs increased substantially (\$400,000 variance)
- Labor agreement includes two 5% raises over two years

## Management Reports

- Yardi conversion ongoing; accounts payable restored but delays and vendor impacts noted
- Rent Café and online payment systems expected within weeks to improve collections
- Check scanning implementation planned to support on-site rent processing
- \$10K Basketball Tournament scheduled in July with resident engagement activities
- 1115 Medicaid Waiver program to support resident services and generate revenue
- DSS coordination improvements and payment plan efforts underway for residents in arrears

## Financial Report

- Formal financial reporting unavailable due to Yardi system transition
- Section 8 per-unit costs increasing (\$840 trending toward \$900)

## Resolutions Approved

**Resolution Authorizing the SHA 2026-2027 Budget:** Motion made by Patrica McBride, 2<sup>nd</sup> by Milton Martinez, motion carried unanimously.

**Resolution Authorizing the 2026.06.25-CSEA & SHA Contract:** Motion made by Patrica McBride, 2<sup>nd</sup> by Milton Martinez, motion carried unanimously.

**Resolution Authorizing the 2026.06.25 - SHA MC Increase:** Motion made by Patrica McBride, 2<sup>nd</sup> by Milton Martinez, motion carried unanimously.

**Resolution Authorizing the 2026.06.25 - SHA Non-Exempt MGMT Increase:** Motion made by Patrica McBride, 2<sup>nd</sup> by Milton Martinez, motion carried unanimously.

Regular meeting concluded at 1:24 PM: Motion by Patricia McBride, 2<sup>nd</sup> by Monica Willimas, motion carried unanimously.

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**Vice Chair**

**ATTESTS:**

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**Secretary**