



SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

BOARD OF COMMISSIONER'S MEETING

OUR MISSION IS TO IMPROVE QUALITY, SAFE, AND AFFORDABLE HOUSING; TO CREATE OPPORTUNITIES FOR RESIDENTS' SELF-SUFFICIENCY AND ECONOMIC INDEPENDENCE, AND TO EMPOWER INDIVIDUAL POTENTIAL IN AN ENVIRONMENT WHERE PEOPLE WANT TO LIVE, WORK, AND BUILD COMMUNITIES.



SYRACUSE HOUSING AUTHORITY
Building Neighborhoods. Growing Dreams.

Board of Commissioner's Meeting

Date: September 9, 2026

Time: 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.

TAB 1. SWEARING IN OF NEW COMMISSIONER

- Welcome Bethaida Gonzalez

TAB 2. OFFICER ELECTIONS

TAB 3. APPROVAL OF MINUTES

- Motion to Approve SHA Board Meeting Minutes Dated July 23, 2026

TAB 4. COMMISSIONER'S COMMITTEE REPORTS

- MOD/DEV Committee
- Finance Committee

TAB 5. MANAGEMENT – Jalyn Clifford

- FY26 HUD ESSG Award - \$250K for Ross Towers
- 418 Fabius Street HVAC Project Update
- \$10K Recap – 7/25 & 7/26 Tournament Weekend
- Neighborhood Health & Wellness Fair Overview
- Raffle for Rent Payments
- SU Co-Generation Scholarship Presentation
- October BOC Meeting Date – October 22nd

TAB 6. DEVELOPMENT

- Development Update
 - East Adams Update
 - Eastwood Heights Update

TAB 7. FINANCIAL REPORTS

- Yardi Update
 - Reconciliation
 - Check Cashing
 - YES Implementation – end of September
 - Operational Changes
 - Collections
 - New Role



TAB 8. RESOLUTIONS

1. Resolution Approving Award of General Construction Contract for AMP 73 James Geddes Siding and Window Replacement.
2. Resolution Approving Award of General Construction Contract for AMP 73 James Geddes Security Cameras.
3. Resolutions of the Syracuse Housing Authority Authorizing Participation in the Phase III East Adams Redevelopment Project
4. Resolutions of the Syracuse Housing Authority Support for City Predevelopment Funding for East Adams Redevelopment Project.

TAB 1

VERBAL DISCUSSION

TAB 2



2026
Board of Commissioner Nomination Ballot

CHAIRPERSON

Choose One:

Rickey Brown	☐
Quwanka Ellerby	☐
Bethaida Gonzalez	☐
Milton Martinez	☐
Patricia McBride	☐
Douglas Reicher	☐
Monica Williams	☐

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TAB 3



SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

Board Commissioner's Board Meeting Minutes

Date: July 23rd, 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 12:05PM**, 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 Jalyn Clifford, SHA Staff Members

HUD Conflict of Interest Response

Chair Benz reported that HUD had requested additional information concerning his recusal. He stated that he had responded, counsel remained involved in the ongoing discussions with HUD, and he would continue to recuse himself where appropriate. In recognition of HUD's request, Chair Benz recused himself from the remainder of the meeting and turned the proceedings over to Vice Chair Rickey Brown.

Approval of Meeting Minutes

Resolution Authorizing Approval of 06/25/2026 Meeting Minutes: Motion made by Monica Williams, 2nd by Patricia McBride, no objections or further discussion, motion carried unanimously.

Resolution Authorizing Approval of 07/02/2026 Meeting Minutes: Motion made by Monica Williams, 2nd by Patricia McBride, no objections or further discussion, motion carried unanimously.

Committee Reports:

Governance Committee

- Revisions to the Conflict of Interest Statement. Final review was postponed to allow for additional research and consultation regarding best practices.
- Reviewed proposed updates to the Admissions and Continued Occupancy Policy. The revisions primarily addressed recent federal requirements and administrative clarifications, including:
 - Income and asset calculations;
 - Descriptions of real property and other assets;
 - Income and asset verification procedures;
 - References to current HUD notices;
 - Documentation requirements;
 - Processing involving deceased tenants;
 - HUD Form 50058 reporting requirements;
 - Medical-expense thresholds affecting elderly and disabled residents; and
 - Internal operational procedures.

Modernization & Development Committee

- The Committee discussed procuring a search firm to assist with recruiting a new Executive Director. Questions were raised regarding the procurement process, scope of services, cost, and available budget.
- The Committee deferred action pending a broader discussion with the full Board, SHA staff, procurement personnel, and counsel regarding the appropriate process.

Development Report

East Adams Phase III

- The City Planning Commission received an update on East Adams Phase III and the site-wide environmental review. Multiple residents spoke in support of the project, and the application received a positive reception.
- The project was scheduled to return to the City Planning Commission on August 10, 2026, for votes on the site plan and environmental review.
- Negotiations with prospective investors and lenders continued and were expected to conclude the following week. The project remained targeted for financial closing by the end of 2026.

Almus Olver Towers

- Renovations at Almus Olver Towers were approaching 60% completion.
- A resident meeting was scheduled for August 4, 2026, to prepare residents for the final relocation phase and the remaining construction work in the C Wing.
- Staff are working to show completed units to eligible Pioneer Homes residents age 55 or older and to reserve certain C-Wing units for interested households.
- Minority-, women-, and service-disabled veteran-owned business participation continued to exceed project goals. Staff also continued efforts to place SHA clients in construction and office positions.

East Adams Phases I and II

- East Adams Phase I was reported as more than 16% complete.
- East Adams Phase II was approximately 6% complete following remediation and was beginning vertical construction.
- A Phase II groundbreaking ceremony was planned for late September 2026. A confirmed date was expected to be announced the following week.

Off-Site Development and De-Densification Study

- In response to requests from the City of Syracuse and Blueprint 15, the development team continued evaluating potential off-site parcels. An initial list of approximately nine sites had been narrowed to three sites or site clusters considered suitable for additional study.
- The study was not expected to delay ongoing predevelopment work for East Adams Phases III, IV, VI, and VIII. Any off-site development would likely reduce the number of units planned for later phases that had not yet entered predevelopment.

Potential funding sources discussed included:

- Onondaga County housing funds.
- New York State Homes and Community Renewal programs.
- Empire State Development funds.
- Commercial development funding.
- Energy-related programs; and other state and local affordable-housing resources.
- Choice Neighborhood funds and SHA capital funds were not expected to be used for the proposed off-site developments.
- Commissioners emphasized the importance of controlling feasibility-study costs, identifying realistic funding sources, avoiding delays to the existing development schedule, and ensuring that SHA did not begin projects without adequate financial resources.
- A more formal presentation regarding the study was anticipated in August.

Management Reports

Yardi Conversion and Accounts Receivable

- Management reported continued progress and frustrations with the Yardi conversion. Rent statements and collections were affected by delayed DSS payments, payment-processing issues, and the transition to the new system.
- The temporary collection shortfall was nearly \$400,000, including approximately \$190,000 in delayed DSS payments. Management clarified that the total should not be attributed solely to unpaid resident rent.
- Staff continued reviewing accounts to correct balances. Residents would not be taken to court for balances caused by conversion errors.

Online Rent Payment

- Residents are registering for online rent payments. Staff continued helping residents enroll, and check-scanning equipment set to be ordered for property offices.

Youth Basketball Tournament and Community Activities

- Staff reported that the \$10K youth basketball tournament had begun successfully.
- A donor-registration table was available to identify possible stem-cell matches for two children needing transplants.
- The Brexi Scholarship and two additional scholarships for neighborhood youth were scheduled to be awarded on Sunday. Board members were encouraged to attend.

Resolution to Approve Revisions to the Admissions & Continued Occupancy Policy (ACOP) : Motion made by Doug Reicher, 2nd by Patricia McBride, motion carried unanimously.

Motion made to go into Executive Session to Obtain Advice of Counsel at 12:47PM: Motion made by Rickey Brown, 2nd by Doug Reicher, motion carried unanimously.

Motion made to exit Executive Session and return to Regular Session at 1:08PM: Motion made by Monica Williams, 2nd by Rickey Brown, Doug Reicher, motion carried unanimously.

Regular meeting concluded at 1:10PM: Motion by Doug Reicher, 2nd by Patricia McBride, motion carried unanimously.

Vice Chair

ATTESTS:

Jalyn Clifford, Secretary

TAB 4



Modernization, Development & Contracts Committee Meeting

Date: September 3, 2026

Time: 3PM

Attendees: Commissioners Rickey Brown, Quwanka Ellerby, Allyson Carpenter of MBS, Paul Galvin from TAG, Vonda Jones from Reno & Cavanaugh, Debadrita Sur of Central Current, Executive Director Jalyn Clifford, and SHA staff members

Modernization Updates

James Geddes Row Houses – Siding and Window Replacement

- Staff reported that bids were opened on August 27, 2026, for siding and window replacement at the remaining 18 James Geddes Row House buildings. Three bids were received. Zero Draft of CNY submitted the lowest bid in the amount of \$2,890,000, which was within the independent cost estimate.
- RSA Architects, the Architect of Record, reviewed the bids and recommended award based on pricing and market conditions. Staff will recommend that the Board approve the contract award at its September 9, 2026 meeting.
- The Committee also discussed MWBE participation. Staff reported a 30% participation goal, consisting of 18% MBE and 12% WBE participation. Commissioner Brown offered assistance to firms experiencing difficulty with the New York State certification process.

James Geddes – Security Camera Project

- Staff reported that bids were also opened on August 27, 2026, for the James Geddes security camera project. SHA received a \$250,000 FY2025 HUD Emergency Safety and Security Grant to assist with the project.
- One bid was received from IK Systems in the amount of \$373,313.62. C&S Companies, the Architect of Record, reviewed the bid and provided a recommendation for award. Because only one bid was received, a third-party cost analysis was also completed and confirmed that the proposed pricing was consistent with market value.
- Staff will recommend approval of the contract award at the September 9, 2026 Board meeting.

Other Modernization Projects

Staff provided the following additional project updates:

- Benderson Heights: An updated independent cost estimate has been received from RSA Architects. Contract documents are being prepared, with a bid opening anticipated in October. A contract award may be presented to the Board in October or November, depending on bid results.
- James Geddes Roof Replacement: Cost estimates and proposals from architectural/engineering firms are pending.



- Central Village Flooring Replacement: SHA is awaiting a decision on grant funding that could supplement FY2026 Capital Fund resources allocated for the project.
- Security Station Upgrades: A preliminary cost estimate and proposal have been received from RSA Architects. Staff is preparing to move forward with design and bidding.
- Scattered Sites Flooring Replacement: Work remains underway. Staff reported improved coordination through occupied units and fewer resident complaints.
- AMP 74 Window and Lintel Replacement: The project is substantially complete, with remaining paperwork and retainage to be finalized.
- Toomey Abbott Towers Elevator Modernization: Elevator No. 2 has been completed and work has begun on the final elevator. The project remains approximately one month ahead of schedule, with completion anticipated within approximately 14 weeks.

Grants Update

- Staff reported that SHA received \$100,000 through the HAI Equity Dividend Program. Funds have been used for several projects, including:
 - \$23,028.03 for smoke/CO alarms at James Geddes, which has been completed;
 - \$19,800 for the community pavilion repair/replacement at 100 Mulberry Terrace, which has been completed; and
 - \$18,500 for parking lot work at 212 Van Buren, which has been completed.
- Parking lot repair and sealing projects at Vinette Towers and Ross Towers remain pending and are scheduled for mid-September, weather permitting. A project overage of \$1,578.03 was covered through Capital Fund resources.
- Staff also confirmed the FY2025 HUD Emergency Safety and Security Grant award of \$250,000 associated with the James Geddes security camera project.
- SHA has additionally received a FY2026 HUD Emergency Safety and Security Grant in the amount of \$250,000, which will be used for interior and exterior security cameras at Ross Towers.

Development Updates – Allyson Carpenter of MBS & SHA Staff

Eastwood Heights

- Staff reported that the final relocation cohort is preparing to temporarily relocate off-site and is expected to return at the end of October.
- The elevator modernization schedule has been moved up by approximately one month. Work is now expected to begin October 5 and continue through the end of October, which should allow residents to return before the holiday season.
- Residents on the second and third floors who may be affected by the elevator shutdown will have several options, including remaining in their units, temporarily relocating to a hotel, or staying with family. Residents who initially elect to remain on-site will have the opportunity to reconsider if the lack of elevator service becomes difficult.



AOT

- Construction of the B Wing has been completed, and residents are currently relocating from the C Wing into their final units in the B Wing. This represents the final phase of tenant relocation within the building.
- Completion of the relocation will allow Huber Brewer to proceed with construction in the C Wing over approximately the next ten months. The overall project is currently projected to finish slightly ahead of schedule.

East Adams – Phase I

- Phase I is more than 20% complete and remains on schedule and on budget.

East Adams – Phase II

- Phase II remains within budget and within the underwritten completion schedule despite minor delays. Remediation has been completed and vertical construction is underway.
- A Phase II groundbreaking ceremony is scheduled for September 29, 2026.

East Adams – Phase III

- The development team continues to work toward an end-of-year closing. Recent resident meetings have been held with McKinney Manor and Pioneer Homes households regarding the project.
- The HUD development proposal associated with the Choice Neighborhoods Initiative and the RAD financing plan have both been submitted to HUD and are under review.
- The development team is also working with Enterprise, the investor for the phase, to complete due diligence requirements. The current goal is to obtain the necessary approvals by Thanksgiving to support an end-of-year closing.

Future East Adams Relocation

- SHA, MBS, USI, Blueprint 15, and the City recently met to discuss the relocation roadmap for 2027. Resident engagement regarding the roadmap is expected to begin later in September.
- Under the current development schedule, relocation activities associated with Phases IV and VI are anticipated to begin in June 2027. Early communication with residents will continue so households understand the relocation process and available options.

Upcoming Board Resolutions

Staff reviewed four resolutions expected to be presented to the Board of Commissioners at its September 9, 2026 meeting:

1. James Geddes Siding and Window Replacement Contract Award – Approval of the recommended contract award to Zero Draft of CNY.



2. James Geddes Security Camera Contract Award – Approval of the recommended contract award to IK Systems.
3. East Adams Phase III Redevelopment – Authorization for SHA to participate in and advance the Phase III redevelopment, including acceptance and use of City funding, provision of CNI funding, execution of applicable HUD/CNI loan and compliance documents, execution of the PILOT-related agreement with the City, and other actions necessary to advance the financing, closing, and implementation of Phase III.
4. City Predevelopment Funding for East Adams – Support for City predevelopment funding for East Adams Phases IV, VI, and VIII and sitewide master planning activities. The funding is structured as a revolving predevelopment resource intended to help advance future phases and related planning activities.

*An additional Phase III closing resolution is expected to be presented later as financing terms and final funding amounts are completed with New York State and other financing partners.

- The development team noted that the predevelopment funding will also support certain sitewide studies and conceptual planning requested by the City, including work related to potential off-site opportunities.

October Board Meeting

The Committee discussed rescheduling the October Board of Commissioners meeting due to a scheduling conflict. Members indicated support for moving the meeting to October 22, 2026, with the Syracuse University Center of Excellence anticipated as the meeting location.

Adjourned @ 3:32 PM



SYRACUSE HOUSING AUTHORITY

Building Neighborhoods. Growing Dreams.

SHA - Finance Committee Meeting Minutes

Date: September 4, 2026

Time: 3PM

Attendees: Commissioner Monica Williams and SHA staff

Yardi Conversion and Financial Reporting

- Staff provided an update on the ongoing Yardi conversion and its impact on financial reporting. Current financial statements remain unavailable as staff continues to identify and resolve data and coding issues associated with the conversion.
- Staff discussed anomalies in billing, revenue reporting, cash flow, and property-level financial information. As the conversion progresses, SHA expects to transition away from financial statements maintained through separate Controller spreadsheets and instead generate financial reporting directly through Yardi.
- One significant discrepancy identified was at Pioneer Homes, where reported rent revenue was approximately \$50,000 compared with an expected amount of approximately \$200,000.
- Staff working with Yardi to investigate the discrepancy.
- Staff is also completing remaining public housing coding corrections to ensure expenses and revenues are properly allocated at the property level and to address any potential impact on HUD subsidy calculations.

RentCafé

- Committee reviewed resident adoption and use of RentCafé for rent payments. Discussion included online payments, retail payment options, resident registration, available payment methods, and opportunities to increase participation.
- Clarification given that August activity reflected 75 payments made by 44 households. Some households made multiple payments during the month, including residents making payments toward outstanding balances.
- Committee discussed the potential for continued growth in RentCafe participation during September and future months. Staff noted that participation could eventually reach or exceed the approximately 25% usage level experienced under the prior payment system.
- RentCafe payment and registration statistics for presentation at the upcoming Board meeting.

Utility Billing Transition

- Committee discussed challenges associated with processing utility bills from National Grid, UGI, and Constellation Energy. Issues have included missing bills, late notices, delays in processing, and the administrative burden associated with managing the accounts.



- SHA is transitioning utility processing to Yardi's YES system, with processing scheduled to begin September 21, 2026. The new process is expected to centralize utility billing and improve the timeliness and accuracy of utility reporting and payment processing.
- Staff will continue transitioning the applicable utility accounts in preparation for implementation.

Collections and Accounts Receivable

- The Committee reviewed rent collection performance through August. Total collections were approximately \$930,000 below normal levels, with significant declines identified at several properties.
- Staff discussed the need to reconcile tenant accounts receivable to determine the extent to which the decline reflects conversion-related issues, posting problems, actual nonpayment, or other account discrepancies.
- Reconciliation efforts are underway in coordination with property managers, beginning with AOT and then Pioneer Homes. Staff will continue reviewing accounts property by property to ensure balances and payments are accurately reflected.
- The Committee also discussed the potential need to utilize available reserves to maintain timely vendor payments while collection and cash-flow issues related to the conversion are resolved.

Resident Notices and DSS Payments

- The Committee reviewed resident notice procedures and identified a system setting that had interfered with the acceptance of resident payments during the eviction process. Staff discussed the need to ensure that residents remain able to make appropriate payments while required notices and collection procedures are being followed.
- The Committee also discussed issues involving the routing and posting of Department of Social Services payments. Corrections have been made to improve the processing of those payments.

HUD Financial Data Schedule Filing

- Staff provided an update regarding SHA's annual Financial Data Schedule (FDS) filing with HUD.
- Due to the Yardi conversion and the resulting inability to produce accurate financial statements needed for the audit and HUD reporting, SHA requested a 90-day extension from HUD.
- Staff indicated that HUD may instead grant a 60-day extension, but a final determination remained pending at the time of the meeting.
- SHA's fee accountants have advised that extensions due to system conversions are common and expect HUD to grant without issue.
- Staff will continue monitoring HUD's response to the extension request.



Contingency Planning and Audit

- Staff has developed a contingency plan in the event HUD does not approve the requested extension. If necessary, Mr. Killory will work with BDO to assemble an appropriate submission based on the information currently available.
- BDO will also work with SHA to produce the corrected financial statements required for the audit once the underlying Yardi data and reporting issues have been resolved.
- Staff noted that the transition to Yardi is ultimately expected to provide a more automated financial reporting process and reduce reliance on the manual spreadsheet-based reporting processes previously used by the Authority.

Adjourned

@ 3:35PM

TAB 5

From: PIH OCI <PIHOCI@hud.gov>

Sent: Monday, August 3, 2026 6:15 PM

To: jclifford@syrhousing.org ; Molinaro-Thompson, Jacqueline A
<j.molinarothompson@hud.gov>

Subject: 2026 ESSG Grant Awardee

Congratulations! I am pleased to inform that the Syracuse Housing Authority (NY001) has been selected to receive grant funding under the Fiscal Year 2026 Capital Fund Emergency Safety and Security Program as authorized by the Consolidated Appropriations Act for 2026 (Public Law 119-75), in the amount of \$250,000.00 . Your PHA is commended for its efforts to ensure the health and safety of your public housing residents and to improve their quality of life.

These funds cannot be used to purchase Automated surveillance and facial recognition technology. Please be reminded that Office of Management and Budget grant regulations at 2 C.F.R. § 200.216(a)(3) and Public Law 115-232, section 889, prohibit the use of grant funds to purchase, lease, or renew or extend contracts for security equipment by the Huawei Technologies Company or the ZTE Corporation (or any subsidiary or affiliate of such entities). Additionally, HUD has prohibited the use of these grant funds for purchase of video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities as mentioned in 2 CFR 200.216(a)(3)(i)).

This grant is subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117–58), unless waived by the Department. The Department currently has a waiver of the Buy American Preference (BAP) in place for infrastructure projects relating to construction, maintenance, repair, or rehabilitation efforts to correct defects that “could jeopardize the life, health and safety of residents.” Because this grant is a Public Housing Capital Emergency Safety and Security Grant that is awarded to ameliorate an immediate threat to the health and safety of public housing residents (see 24 CFR 905.204(b)), and provided that the funds are used in accordance with the terms and conditions of the grant, the activities of this grant are within the scope of HUD’s Public Interest Exigent Circumstances Waiver of Build America, Buy America Provisions as Applied to Certain Recipients of HUD Federal Financial Assistance (87 Fed. Reg. 76505, Dec. 14, 2022), and therefore the BAP is waived with respect to this grant.

Additionally, this grant is subject to Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of

any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:

1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

Attached is the PHA copy of the ACC Amendment that has been signed by the Deputy Assistant Secretary (DAS) for the Office Public Housing Investments (OPHI), fulfilling the requirement for a HUD signature on the ACC Amendment.

PHAs shall print a copy of the attached ACC Amendment and then sign and date the ACC Amendment. PHAs have the option to sign with a valid electronic signature. Alternatively, PHAs can print out the ACC Amendment, affix a written signature to it and then scan the signed ACC Amendment. Ultimately PHAs shall upload the signed ACC Amendment in a Document Package in the EPIC system as explained in the next paragraph. PHAs shall sign the ACC Amendment with a signature by a person authorized to enter into an agreement for the PHA.

To ensure proper processing please follow these steps:

1. Create a Document Package for the grant in the EPIC Document Management Center and upload the executed ACC Amendment (make sure you mark yes or no in paragraph 7 of the ACC) and other documents (HUD-50077-ST-HP-HCV (PHAs 250 or more units) or HUD50077-CRT-SM (PHA less than 250 units), HUD-50071, and SF-LLL) for the grant to the Document Package. Submit the Document Package in EPIC. Upon submission of the Document Package, email PIHOCI@hud.gov to notify OCI that the Document Package is ready for review.

2. OCI will approve or withhold approval of the Document Package if there are deficiencies in the Document Package. The PHA will receive an email from PIHOCI notifying if any deficiencies are found with a description of the deficiency and instructions for resolving it. The PHA will receive an email from PIHOCI when the Document Package has been approved inviting the PHA to submit an Annual Statement/Budget.
3. PHAs must ensure that the work activities to be undertaken with these grant funds are included in a Field-Office approved 5-Year Action Plan in EPIC. If the work activities are not yet approved, add them to a 5-Year Action Plan and submit it for Field Office approval to complete this requirement.
4. Upon completion of steps 2 and 3, PHAs will need to create and submit an Annual Statement/Budget for the grant in EPIC. Within a few business days of submitting the Annual Statement/Budget in EPIC, the funds will be spread to budget line items accordingly in LOCCS. At that point, the funds will be available for draw-down.

PHAs are responsible for maintaining the correct contact information, including the correct email address for the Executive Director or other responsible official authorized by the PHA Board to take actions within the Department's Public Housing Program (e.g., CEO, Acting or Interim Executive Director) in the PIH Information Center (PIC) system.

PHAs are also responsible for various approvals (24 CFR 905.104) and compliance (24 CFR 905.106) with Capital Fund and Public Housing requirements (24 CFR 905.108) including maintaining an authorized PHA official to take any actions (e.g., drawing of funds and binding the PHA to Public Housing requirements) via eLOCCs. Additionally, PHAs must obligate at least 90 percent of the grant funds by the obligation end date. Unless HUD grants an obligation extension, the obligation end date is 12 months from the date the grant funds are made available to the PHA (obligation start date). The entire grant must be expended fully within 12 months following the obligation end date (i.e. 24 months from the obligation start date).

Thank you for your commitment to strengthen public housing communities.

Uses	Amount	% of Total
Hard Construction Costs	\$4,681,769	63.36%
Soft Costs	\$2,000,504	27.07%
Financing & Interest Reserve	\$117,047	1.58%
Contingency	\$589,812	7.98%
TOTAL USES	\$7,389,132	
Sources	Amount	% of Total
NYSERDA EBC	\$3,000,000	49.42%
NYSERDA AMP Up	\$1,406,000	23.16%
NYSERDA AMP UP Concierge	TBD	TBD
HCR SCEI	\$1,664,000	27.41%
HCR SCEI Solar exempt	TBD	TBD
HCR Weatherization Program (WAP)	TBD	TBD
TOTAL SOURCES	\$6,070,000	
Total Gap of Sources & Uses	-\$1,319,132	
Estimated max gap during construction due to disbursement schedule	-\$2,794,980	
	-\$25,368	Gap/Unit

NEIGHBORHOOD

HEALTH AND WELLNESS FAIR

This past weekend's Neighborhood Health & Wellness Fair brought our community together for a day filled with resources, education, family fun, and opportunities to live healthier lives! 🏠 ✨

Just a few highlights from the day (the sun was shining on us ☀️):

- 🥬 **900 lbs. of fresh produce** distributed to attendees
- 🍱 A healthy lunch enjoyed by all (we served **592 lunches!**)
- 🔥 Fire safety demonstrations by the Syracuse Fire Department
- 🎵 A special performance by the Brady Children's Choir
- 👩💇 Hair braiding by Braids & Brilliance
- 👁️ Vision screenings
- 👩🍳 Healthy cooking demonstration
- 👕 Gently used clothing distributed to community members
- 🎒 **331 school backpacks distributed**
- 🖍️ Back-to-school supplies to help kids get ready for the new school year
- 🍊 An always-welcome visit from Otto the Orange
- 💙 And so much more!

A huge THANK YOU to our generous sponsors whose support helped make this event possible: Downtown Committee of Syracuse, Helio Health, Upstate, Visions Federal Credit Union, Nascentia Health, Excellus BlueCross BlueShield, Syracuse EOC, Empower Federal Credit Union, Central New York Community Foundation, Beak & Skiff, Westside Family Pharmacy, Wegmans, and Heidelberg Materials.

We are also incredibly grateful to PEACE, Inc., Center for Aging Resources and Enrichment (CARE) at Le Moyne, Meals on Wheels of Syracuse, and Brady Faith Center for their partnership and commitment to making this event a success.

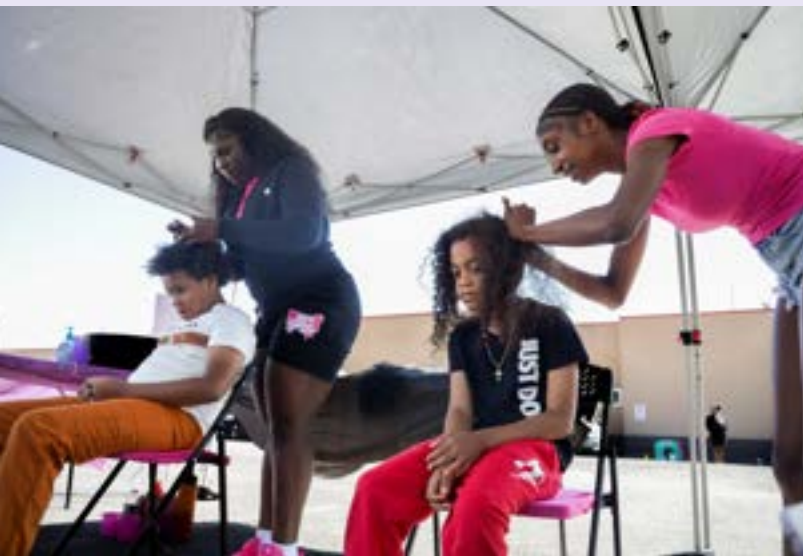
Thank you to the more than forty incredible community organizations that hosted tables and connected attendees with valuable resources, educational information, raffles, and

support. Your presence and partnership helped make the event meaningful, engaging, and impactful for our community!

And a very special shoutout to all the amazing volunteers! Thank you for giving your time and energy, and for your helping hands throughout the day. Your hard work, both behind the scenes and at the event, played a huge role in making the Neighborhood Health & Wellness Fair a success. We could not have done it without you! 💙

Finally, thank you to everyone who joined us! Together, we are connecting families with valuable resources, promoting healthier lifestyles, and building a healthier, stronger Syracuse.

2026 NEIGHBORHOOD HEALTH AND WELLNESS FAIR



2026 NEIGHBORHOOD HEALTH AND WELLNESS FAIR



THANK YOU 2026

NEIGHBORHOOD

HEALTH AND WELLNESS FAIR

SPONSORS

A special **thank you** to our generous NHWF sponsors!
Your support and commitment make this event possible, and we couldn't do it without you!



THANK YOU!



\$10K BASKETBALL TOURNAMENT







**\$10K
BASKETBALL
TOURNAMENT**
SHA
2026



ABOUT THE TOURNAMENT

For six years, the Syracuse Housing Authority's Annual \$10K Basketball Tournament has been about much more than basketball. Since its launch in 2021, the tournament has become a summer tradition focused on creating opportunities, building connections, and providing positive experiences for youth and families in our community.

Hosted at Wilson Park, the tournament combines competitive basketball with youth training camps, educational workshops, and community resources. Local organizations and service providers engage participants in topics such as health and wellness, financial literacy, education, career readiness, and personal development.



The tournament also honors the memory of Brexialee Torres Ortiz through the annual \$5,000 *Brexialee Torres Ortiz Memorial Scholarship*, awarded to an SHA resident pursuing higher education. Through basketball, mentorship, education, and remembrance, the tournament continues to invest in Syracuse youth and strengthen the community—on and off the court.



COMMUNITY INVOLVEMENT & IMPACT

The Syracuse Housing Authority's Resident Support Services (RSS) Department is committed to creating meaningful opportunities for youth and families across SHA communities. The \$10K Basketball Tournament is an important part of that effort, providing young residents with a positive environment where they can connect, learn, and build relationships within their community.

Over the years, SHA residents have continued to express strong support for the tournament and a desire to see more youth-focused programming within their neighborhoods. Families recognize the importance of providing young people with positive outlets and structured activities that encourage healthy choices, strengthen confidence, and help reduce their exposure to violence and other negative influences.

Through the \$10K Tournament, SHA brings together basketball, mentorship, education, and community engagement in one experience. Youth are introduced to local organizations and service providers that offer resources related to education, employment, health and wellness, financial empowerment, and personal development. These connections give participants access to opportunities and support that can continue long after the tournament ends.

20 \$10K BASKETBALL 26 MILESTONES



\$46,000+

Money Raised

9-12 y/o

Division

6 teams

HS GIRLS

Division

3 teams

13-15 y/o

Division

10 teams

16-18 y/o

Division

13 teams

37

Sponsors

800+

Attendees

238

Players

35

Games

CenTrio MVP SPONSOR



THANK YOU CENTRIO

A special thank you to CenTrio, our Elite MVP Sponsor for the third year in a row! CenTrio continues to be an incredible neighbor and community partner, and we are deeply grateful for their ongoing commitment to supporting the SHA \$10K Basketball Tournament and the youth and families we serve.

We were also honored to have Nathan Prior, Senior Vice President of Concessions, join us for Sunday's tip-off. Nathan shared that CenTrio employees look forward to the tournament each year and even watch the action from CenTrio, a true reflection of the enthusiasm and support they bring to this event.



CAMP DAY



TEAM ADVENTURE

Team Adventure engages youth in interactive conflict-resolution and team-building exercises that encourage communication, cooperation, trust, and problem solving. Through hands-on activities, participants learn how to work together, navigate challenges, resolve disagreements, and develop the confidence and skills needed to become strong leaders both on and off the court.



SHA Resident Support Services

SYRACUSE HOUSING AUTHORITY
Building Neighborhoods. Growing Dreams.

SHA Resident Support Services (RSS) provided a Mental Health First Aid session focused on helping youth understand the importance of mental health and emotional well-being. Participants learned about showing kindness and empathy toward others, recognizing when someone may be struggling, and how their words and actions can make a positive difference in someone's life.



\$10k Camp Day

Youth participants came together on July 10 for our annual \$10K Basketball Tournament Training Camp Day.

The day gives youth an opportunity to connect, learn valuable life skills, and understand that the tournament is about much more than basketball, it's about investing in our youth, strengthening our community, and creating opportunities for their future. Participants also receive free lunch and refreshments throughout the day as they prepare for tournament play.



U Matter at Upstate spoke about career exploration, future opportunities, and the importance of preparing for their futures early. Participants were encouraged to begin thinking about their interests, goals, and the different career paths available to them while understanding that the choices and preparation they make today can help shape the opportunities available to them tomorrow.



Increasing Territories led an engaging session on financial and wealth literacy, teaching youth the importance of

budgeting, saving, and making smart financial decisions. Participants learned practical strategies for managing their money, building healthy financial habits, and understanding how the choices they make today can help them work toward greater financial stability and long-term wealth in the future.



Thank You!

A special thank you to all of our Camp Day presenters and community partners who took the time to educate, encourage, and invest in our young people. Through engaging sessions focused on financial literacy, health and wellness, conflict resolution, leadership, and personal development, participants gained valuable knowledge and skills that extend far beyond the basketball court.

Your continued commitment to supporting and empowering Syracuse youth plays an important role in making the tournament such a meaningful and impactful experience.



MVP PLAYER
9-12yo Co-Ed Division

Mason Pace



MVP PLAYER
High School Girls Division

Kemora Woods



MVP PLAYER
13-15 Boys Division

Kaden Bullock



MVP PLAYER
16-18 Boys Division

Nyquan Gilbert



CO-ED 9-12 Y/O

Young Legends



HS GIRLS DIVISION

Monie All Stars



13-15 Y/O BOYS

Black Mambas



16-18 Y/O BOYS

Kiss World Elite

SCHOLARSHIP

WINNERS



TYQUANNE HARRIS

A graduating senior at ITC, Tyquanne has maintained an impressive 89 GPA while balancing academics, athletics, and community involvement. Throughout high school, he participated in varsity football, basketball, and track, demonstrating dedication, leadership, and teamwork both on and off the field.

As a lifelong SHA resident, dedicated participant in the SHA \$10K Basketball Tournament, and Youth Navigator with Blueprint 15, Tyquanne has continued to represent his community with pride while serving and uplifting those around him.

This fall, Tyquanne will begin his next chapter as an incoming freshman at Lincoln University, where he plans to study Finance and continue his athletic career as a member of the university's football program.

We are incredibly proud of Tyquanne and all that he has accomplished. Please join us in congratulating him on this well-deserved achievement and wishing him continued success!

The Syracuse Housing Authority is proud to congratulate Tyquanne Harris, recipient of the \$5,000 Brexialee Torres-Ortiz Memorial Scholarship!

The Brexialee Torres-Ortiz Memorial Scholarship honors the life and legacy of Brexialee and carries her memory forward by investing in the educational futures of young SHA residents.

**SCHOLARSHIP
OPPORTUNITIES**

Scan the QR code to learn more about the scholarships we offer and discover opportunities to support your educational journey!



FADUMA MOHAMMAD

We are proud to congratulate Faduma Mohammad, recipient of the \$1,000 Building Dreams Scholarship!

Her hard work, determination, and commitment to her future are truly worth celebrating. We wish Faduma continued success as she takes the next step in her educational journey at Lemoyne College!



THANK YOU TO OUR





\$10K BASKETBALL VOLUNTEERS



We would like to extend a heartfelt thank you to all of the incredible volunteers who helped make this event possible, including our dedicated Syracuse Housing Authority employees who stepped up to lend a helping hand. From setup and registration to assisting attendees, supporting activities, and everything in between, your hard work and willingness to serve did not go unnoticed.

Events like this truly take a team, and we could not have done it without each and every one of you. Your time, energy, enthusiasm, and commitment to our residents and the greater Syracuse community played an important role in making the day such a success. We are incredibly grateful to have such an amazing group of people willing to come together, give back, and help create a memorable experience for our community.



\$10K BASKETBALL TOURNAMENT

SHA
SOUTH FLORIDA HIGH ASSOCIATION



BILL SIMMONS

This year, we had the opportunity to recognize our former Executive Director, *William J. "Bill" Simmons, Esq.*, whose vision and heart for our residents helped bring the \$10K Basketball Tournament to life six years ago.

Throughout the years, Bill's dedication to this tournament went far beyond simply starting it. His heart for our residents and community could be seen in the way he continued to show up year after year. He attended the tournament each day, supported our young athletes, connected with families, encouraged staff and volunteers, and remained committed to seeing this event grow and succeed.

Even as our former Executive Director, Bill continued to show his support this year, reminding us that his commitment to this community extends far beyond a title.

Bill, thank you for your years of leadership, dedication, and unwavering support of SHA residents and the Syracuse community. Thank you for believing in our young people and for starting something so meaningful that will continue long after your tenure at SHA.

The \$10K Basketball Tournament is part of the legacy you leave behind, one that will continue bringing people together, opening doors for our youth, and making a difference in our community for years to come.



SPOTLIGHT S E R I E S



Andre *Pasha*

2024 ALUM



\$10K TEAM
MONIE ALLSTARS
18U DIVISION WINNERS



NOW PLAYING AT
BRYANT UNIVERSITY
CENTER POSITION

“Just be a student of the game! **Don't compare** your journey to anyone else. Stay grateful and present day by day!”



SPOTLIGHT S E R I E S



Jace *Bukowski*

2025 ALUM



**\$10K TEAM
TEAM POISE**

13-15 BOY DIVISION 2025
WINNERS



**NOW PLAYING AT
CENTRAL SQUARE HS**
FORWARD POSITION

“Focus on every small detail and **trust** the work that you put in!”



THANK YOU TO OUR 2026

SPONSORS

ELITE MVP SPONSOR

CenTrio

SWOOSH SPONSORS

TAG

ASSOCIATES, INC.

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BARON
SALAZAR

I B

HUEBER **BREUER**

A LEGACY OF CONSTRUCTION SOLUTIONS

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SYRACUSE
SUNY UCAWD



B B Brown & Brown

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CAVANAUGH



SLAM DUNK SPONSORS



TABLE SPONSORS





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Building Neighborhoods. Growing Dreams.

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From now through December 31, 2026



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View balance and payment history



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Get a new chance to win each month



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**Pay online each month
and get a new chance to win!**

Residents who successfully make their monthly rent payment through Rent Café will be entered into that month's resident prize drawing! Gift Cards, Game Tickets & More!

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PAYING ONLINE
TODAY!**

SCAN ME



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(315)470-4375
for assistance signing up.



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Marquita D. Hetherington

2026 Syracuse University Co-Generation Steam Plant Scholarship Recipient

Marquita D. Hetherington is a lifelong Syracuse resident whose connection to the Syracuse Housing Authority spans much of her life. She grew up in both Pioneer Homes and Central Village, where she lived until approximately age 20, and later returned to Pioneer Homes as an adult in 2018. Her journey from an SHA resident to a community leader and housing advocate reflects the talent, resilience, and potential within SHA communities.

In May 2026, Marquita graduated Cum Laude from Onondaga Community College with an Associate of Science in Business & Entrepreneurship. She is now continuing her education at **Syracuse University's Whitman School of Management**, where she is pursuing undergraduate studies in **Management**.

Marquita serves as the Housing & Economic Vitality Coordinator at Blueprint 15, where she works to expand housing stability, financial empowerment, and homeownership opportunities for Syracuse residents. One of her most significant accomplishments is the creation of FAITH (Further Advancing Independence Through Homeownership), a homeownership readiness program that helps families move from financial education toward homeownership. Through financial literacy, individualized counseling, estate planning, and HUD-certified first-time homebuyer education, FAITH provides residents with practical tools to build long-term financial stability and generational wealth.

Marquita's commitment to service extends beyond her professional work. She serves on the Syracuse Community Health Board of Directors, is a member of the Leadership Greater Syracuse Class of 2026, and holds leadership roles with Zeta Amicae of Syracuse and Cayadetta Temple #113, supporting service, scholarship, fundraising, and other community-centered initiatives.

From growing up in SHA housing to creating programs that help other Syracuse families achieve stability and homeownership, Marquita has transformed her experiences into a commitment to serving others. SHA is proud to recognize Marquita as a scholarship recipient and to support her continued education, leadership, and dedication to creating opportunities for the community she calls home.

Scholarship Covers

- ✓ TUITION & FEES
- ✓ BOOKS
- ✓ HOUSING

TAB 6

Eastwood Heights Rehabilitation

- 53 Units
- Project closing completed February 26, 2026.
- Cohorts A – F; resident returns completed.
- Cohort G temporarily relocated will return 09.14.2026
- Cohort H temporarily relocated and returning 09.28.2026
- Last Cohort I will relocate next week 09.10.2026 & 09.11.2026
- Community Room Completion set for Mid- September with the O/A walkthrough on 9/14
- Entrance work has begun. Side entrance is being used, and mailboxes have been relocated temporarily.
- Elevator repair Monday October 5, 2026, through Saturday October 31, 2026
- Residents on the 2nd and 3rd floor are given the following options for the elevator repair:
 - ♣ **Option 1:** Temporary Relocation at the Candlewood. We will cover the cost of the hotel stay. A \$50 gift card will be provided to those temporarily relocated to the hotel during this time.
 - ♣ **Option 2:** Temporary Relocation at a place of your choosing – If you choose this option, you will receive an \$800 stipend and you will be responsible for finding your own temporary accommodation.
 - ♣ **Option 3:** Remain in Your Apartment. You may stay in your apartment during the outage. If you choose this option, you understand that you will need to use the stairs to enter and leave the building for the entire period listed above, and that no elevator service will be available.

Almus Olver Tower (RAD Rehabilitation)

- B-Wing finalized August 2026
- Vacating C-wing, 22 have relocated to B-wing with 18 more moves scheduled by the end of September.
- Hueber-Breuer anticipates project completion 3 months earlier than expected.

East Adams Phase 1 - McKinney Manor, Angelou Terrace - 132 Units

- Financial Closing: 10.28.2025
- Construction
 - Vertical is in progress.

East Adams Phase 2 - State & Burt Senior Housing - 125 Units

- Financial Closing: 12.18.2025
- Construction
 - Vertical is in progress.

East Adams Phase 3 - McKinney Manor, Chavez Terrace - 147 Units

- Financial Closing Anticipated: End of 2026
- LOI received from Enterprise
- RAD Resource Desk: Submission completed
- Concept Call: Occurred 08.03.2026
- Financing Plan: Submission completed
- Resident meeting 8/26 updated former McKinney Manor Residents in progress

Resident Relocation & Construction Impacts

- Hueber-Breuer has implemented a dust mitigation plan. It was published with residents, partners, and the community on 07.21.2026.
- Continued exploration of credible housing opportunities outside of SHA's portfolio to expand options available to residents during current and future relocation efforts.
 - TKE: 12 units at 124 MLK not yet ready and sharing additional vacancies throughout their portfolio
 - CHIMES – Toured 07.22.2026 and referring residents
 - Housing Visions – reengaged and referring residents
 - Christopher Community – Met on 08.04.2026 and referring residents
- USI & SHA are engaging with phase 4 & 6 households to prepare for relocation June 2027 -September 2027.
 - Phase 4: 87 households, 86 enrolled with USI
 - Phase 6: 71 households, 61 enrolled with USI

TAB 7

VERBAL DISCUSSION

TAB 8

**RESOLUTION APPROVING AWARD OF GENERAL CONSTRUCTION CONTRACT
FOR AMP 73 JAMES GEDDES SIDING AND WINDOW REPLACEMENT**

RESOLUTION: Authorizing the Syracuse Housing Authority to enter into a General Construction Contract for the AMP 73 James Geddes Siding and Window Replacement Project.

WHEREAS, the Syracuse Housing Authority has determined that the siding and windows at the AMP 73 James Geddes Row Houses have exceeded their useful life and are in need of replacement; and

WHEREAS, the Syracuse Housing Authority has budgeted Capital Funds for this work; and

WHEREAS, the Syracuse Housing Authority issued a Notice of Public Bid on July 14, 2026, and received three (3) bids, which were publicly opened and read aloud on August 27, 2026; and

WHEREAS, the following lump sum base bids were received for the AMP 73 James Geddes Siding and Window Replacement Project:

ZeroDraft of CNY — \$2,890,000.00

Best Restoration Services — \$3,500,000.00

Gibraltar Construction — \$5,000,000.00

WHEREAS, the Syracuse Housing Authority reviewed the bids received and determined that the bid submitted by ZeroDraft of CNY was responsive to the solicitation requirements and consistent with current market pricing; and

WHEREAS, RSA Architects, the Architect of Record, thoroughly reviewed the bids received and has recommended award of the contract to ZeroDraft of CNY; and

WHEREAS, the Syracuse Housing Authority has reviewed the bid submission, including the applicable MWBE and Section 3 requirements, and recommends award to ZeroDraft of CNY as the lowest responsive and responsible bidder; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Syracuse Housing Authority hereby authorizes the Syracuse Housing Authority to enter into a General Construction Contract with ZeroDraft of CNY for the AMP 73 James Geddes Siding and Window Replacement Project in the amount of \$2,890,000.00, subject to all applicable HUD requirements and contract documents.

Ricky Brown
Vice Chairperson

September 9, 2026

**RESOLUTION APPROVING AWARD OF GENERAL CONSTRUCTION CONTRACT
FOR
AMP 73 JAMES GEDDES SECURITY CAMERAS**

RESOLUTION: Authorizing the Syracuse Housing Authority to enter into a General Construction Contract for the AMP 73 James Geddes Security Cameras Project.

WHEREAS, the Syracuse Housing Authority has determined the need for security camera improvements at AMP 73 James Geddes to enhance safety and security for residents and the property; and

WHEREAS, the Syracuse Housing Authority was awarded a 2025 HUD Emergency Safety & Security Grant on September 19, 2025, which will be utilized to fund this work; and

WHEREAS, the Syracuse Housing Authority issued a Notice of Public Bid on July 14, 2026, and received one (1) bid, which was publicly opened and read aloud on August 27, 2026; and

WHEREAS, the following lump sum base bid was received for the AMP 73 James Geddes Security Cameras Project:

IK Systems — \$373,313.62

WHEREAS, C&S Companies, the Architect of Record, reviewed the bid submitted by IK Systems and conducted a cost analysis to determine the reasonableness of the proposed pricing; and

WHEREAS, based upon its review and cost analysis, C&S Companies determined that the pricing submitted by IK Systems is consistent with current market pricing and reasonable for the scope of work and has recommended award of the contract to IK Systems in the amount of \$373,313.62; and

WHEREAS, the Syracuse Housing Authority has reviewed the bid and the recommendation of the Architect of Record and recommends award to IK Systems as the responsive and responsible bidder;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Syracuse Housing Authority hereby authorizes the Syracuse Housing Authority to enter into a General Construction Contract with IK Systems for the AMP 73 James Geddes Security Cameras Project in the amount of \$373,313.62, to be funded through the 2025 HUD Emergency Safety & Security Grant awarded to the Syracuse Housing Authority on September 19, 2025.

Ricky Brown
Vice Chairperson

September 9, 2026

**RESOLUTIONS OF THE SYRACUSE HOUSING AUTHORITY
AUTHORIZING PARTICIPATION IN THE
PHASE III THE EAST ADAMS REDEVELOPMENT PROJECT**

At a Regular Meeting of the Board of Commissioners (the “**Commissioners**”) of the Syracuse Housing Authority (the “**Authority**”), duly called and held on _____, 2026 with a quorum present, the following resolutions were duly adopted:

WHEREAS, the Authority is a public body corporate and politic organized under the laws of New York and is the owner of certain real property located within the East Adams neighborhood in Syracuse, New York located at 301-11 Taylor Street East (the “**Property**”), which is the subject of the third phase of redevelopment under the Choice Neighborhoods Initiative (“**CNI**”);

WHEREAS, the Authority and the City of Syracuse (the “**City**”) were the lead and co-applicant under that certain FY 2023/2024 Choice Neighborhoods Implementation Grant Agreement and were awarded a \$50,000,000 FY2023 CNI grant (the “**CNI Grant**”) on July 16, 2024;

WHEREAS, the Authority intends to convey a portion of the Property located on the former Chavez Terrace public housing site (the “**Phase 3 Site**”) by a long-term ground lease from the Authority to East Adams Phase III, L. P., a New York limited partnership (the “**Owner**”) and East Adams III Housing Development Fund Corporation, a New York not-for-profit corporation (the “**HDFC**”), pursuant to a Ground Lease Agreement (“**Ground Lease Agreement**”) for a capitalized ground lease price of approximately \$2,900,000 to be paid to the Authority in cash at closing, on such final terms to be approved by the Commissioners;

WHEREAS, on or prior to closing SHA East Adams III, LLC, a New York limited liability company (“**SHA GP**”) shall become the general partner of the Owner. The sole member and manager of SHA GP is Neighborhood Innovations, Inc., a New York not-for-profit corporation and affiliate of the Authority;

WHEREAS, the Owner plans to build a new construction affordable real estate project comprised of two (2) 4-story buildings and eighteen (18) two-story townhomes containing 147 units, 73 parking spaces, community amenities, and approximately 2,500 square feet of commercial space (the “**Project**”) on the Phase 3 Site;

WHEREAS, to facilitate the building and construction of the Project, the Authority plans to request certain CNI Grant funds from HUD to make a construction to permanent loan in the approximate amount of \$6,320,487 (the “**CNI Loan**”) to the Owner;

WHEREAS, the Authority is also obtaining funds from the City in the approximate amount of \$1,700,000 (the “**City Loan**”) to be loaned to the Owner to provide infrastructure and permanent financing for the Project, and in addition the Authority and the City intend

to enter into an Access Agreement (the “**Access Agreement**”) to facilitate the inspection of certain infrastructure work to be performed with the proceeds of the City Loan;

WHEREAS, the CNI Loan and the City Loan (collectively, the “SHA Subordinate Loans”) shall be made pursuant to a Loan Agreement by and between Authority and Owner (the “**SHA Loan Agreement**”) secured by that certain Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the “**SHA Subordinate Mortgage**”) and evidenced by those certain Promissory Notes from the Owner to the Authority (the “**SHA Loan Notes**”); and

WHEREAS, the City intends to further facilitate the construction and operation of the Project by providing an exemption from local and municipal taxes pursuant to an Article XI Exemption Agreement to be entered into between the City and Owner (the “**PILOT Agreement**”).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Authority hereby:

1. Approves the City Loan and Access Agreement

Authorizes the Authority to obtain the funds from the City to provide the City Loan and for the Interim Executive Director to enter into the Access Agreement and any other documents, agreements and certificates to obtain the funding from the City.

2. Approves PILOT Agreement

Approves and supports the City providing the PILOT Agreement to the Owner to assist the Project and for the Interim Executive Director to execute the PILOT Agreement on behalf of the Owner and to execute any other documents, agreements and certificates in connection with the PILOT Agreement.

3. Authorizes and Approves the CNI Documents

Approves Authority’s commitment to provide the CNI Loan. Authorizes and approves Authority to make the CNI Loan and for the Interim Executive Director to enter into the CNI documents including that certain Declaration of Restrictive Covenants, Program Income Certification, and CNI Loan documents.

4. Ratifies Prior Acts

Ratifies and confirms any prior acts taken by the Authority, its officers, or staff in connection with the planning, structuring, and negotiation of the East Adams Phase III development and financing.

5. Authorizes Further Action

Authorizes the proper officers of the Authority to take such further action as they deem necessary or appropriate to carry out the intent of these resolutions and to effectuate the successful closing and implementation of the Project.

IN WITNESS WHEREOF, the undersigned has executed this Resolution as xxx of the Board of Commissioners of the Syracuse Housing Authority.

**RESOLUTIONS OF THE SYRACUSE HOUSING AUTHORITY
SUPPORT FOR CITY PREDEVELOPMENT FUNDING
FOR EAST ADAMS REDEVELOPMENT PROJECT**

At a Regular Meeting of the Board of Commissioners (the “**Commissioners**”) of the Syracuse Housing Authority (the “**Authority**”), duly called and held on _____, 2026 with a quorum present, the following resolutions were duly adopted:

WHEREAS, the Authority is a public body corporate and politic organized under the laws of New York and is the owner of certain real property located within the East Adams neighborhood in Syracuse, New York located at 301-11 Taylor Street East (the “**Property**”), which is the subject of redevelopment under the Choice Neighborhoods Initiative (“**CNI**”);

WHEREAS, the Authority and the City of Syracuse (the “**City**”) were the lead and co-applicant under that certain FY 2023/2024 Choice Neighborhoods Implementation Grant Agreement and were awarded a \$50,000,000 FY2023 CNI grant (the “**CNI Grant**”) on July 16, 2024 for the redevelopment of the East Adams neighborhood (the “**East Adams CNI Development**”);

WHEREAS, the Authority issued a Request for Proposals for Master Development for East Adams Street Neighborhood dated November 1, 2018 (the “**RFP**”), and pursuant to the RFP, the Authority selected McCormack Baron Salazar, Inc., a Missouri corporation (“**MBS**”), an experienced developer of affordable housing and CNI projects, to act as its development partner in connection with the housing plan for the East Adams CNI Development;

WHEREAS, the Authority and MBS entered into that certain Master Development Agreement dated February 6, 2025 (“**MDA**”) with respect to the East Adams CNI Development;

WHEREAS, pursuant to the MDA and in accordance with the CNI rules, the Authority and MBS have agreed to fund certain predevelopment costs with the Authority funding 75 percent (75%) of such predevelopment costs and MBS funding twenty-five percent (25%) of such predevelopment costs as approved by HUD; and

WHEREAS, to facilitate and better leverage the use of CNI Grant funds, the City has agreed to provide MBS with a revolving predevelopment loan (“**City Predevelopment Loan**”) to be funded by the City pursuant to a Reimbursement Agreement (the “**Reimbursement Agreement**”) and related loan documents that will establish revolving predevelopment funding to support East Adams Phases 4, 6, and 8, as well as sitewide master planning activities and be repaid at the closing of such phases with funding from New York State Homes and Renewal (“**HCR**”).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Authority hereby:

1. Support and Approve the City Predevelopment Loan and Reimbursement Agreement

The Commissioners on behalf of the Authority support the City providing the City Predevelopment Loan to MBS pursuant to the Reimbursement Agreement and the Interim Executive Director may enter into any documents or agreements to facilitate the City Predevelopment Loan, provided that the Authority shall not guaranty repayment of the City Predevelopment Loan or the performance of any obligations under the Reimbursement Agreement.

2. Ratifies Prior Acts

Ratifies and confirms any prior acts taken by the Authority, its officers, or staff in connection with the planning, structuring, and negotiation of the East Adams CNI Development.

5. Authorizes Further Action

Authorizes the proper officers of the Authority to take such further action as they deem necessary or appropriate to carry out the intent of these resolutions and to effectuate the successful closing and implementation of the East Adams CNI Development.

IN WITNESS WHEREOF, the undersigned has executed this Resolution as xxx of the Board of Commissioners of the Syracuse Housing Authority.
