

BINGHAMTON HOUSING AUTHORITY REGULAR MEETING

Monday, August 17, 2026– 12:00PM

435 STATE STREET, BINGHAMTON NEW YORK

PRESENT: Charles Kramer, Chair
Robin Alpaugh, Vice-Chair
Jeffery Wood, Secretary
Josh Miller, Treasurer -Via Zoom
Emmett Wimberly, Member
Jean Westcott, Executive Director
Lesley Cornwall, Deputy Director
Amy Sherwood
Kevin Treiman

ABSENT: Kyle Skinner – Member

The meeting was called to order by Mr. Kramer at 12:01 PM and roll call was taken. The minutes of the July 20, 2026, meeting were approved by Mr. Wimberly, seconded by Mr. Alpaugh and carried.

Executive Director Report:

Ms. Westcott

- Bruce Levine and Lindsey Hendricks with 3D Development joined Ms. Westcott at City Council on July 13, 2026, regarding the RAD project for Saratoga Terrace. To date there have been no updates from City Council. Information on planning and financing for the project has been sent to HUD; we will hopefully have a concept call soon. (Mr. Wood advised that City Council has been on break and has returned as of today).
- The bid for concrete work to be done at North Shore and Carlisle came in a little higher than expected, however funds are available through our capital funds.
- A bid is going out to repair/replace 2 boilers at North Shore. We should have those back in about 2 weeks.
- Code Rule 59 Audit has been completed and the inspectors report received. For the most part we did extremely well. We do need to identify a safety officer and implement safety training for all employees.
- Our Cyber Security system is in place and running. An email went out to all employees this morning with a welcoming training session.
- NSPIRE inspection is underway at Carlisle. So far everything is going well. The roofs are also being replaced at Carlisle.
- We have had 3 court dates with our attorney working at his new firm. We received a warrant of eviction for one, and an adjournment for the other two.
- 30-day notices are going out along with petitions. A few tenants have reached out to pay their past balances, and we are working with others to set up payment agreements.
- We have a tenant at Lisle Ave that attacked a staff member. He is very hostile towards other tenants. Currently working on an eviction notice for him.
- We have several tenants in Terrace that will be over income for the new tax credit program. We may offer incentives for relocation.

Financial Statements: Lisle Ave and Community Potential are up. We have \$1.9 in public housing income, not sure the calculation of that. We have questions for our accountants at BDO and have requested a meeting. (Update: it is the reporting of capital funds). Section 8 did not finish in the negative, which is good considering there was a short fall for most of the year. Cannot issue any new vouchers at this time, except for Veterans.

The following resolutions were then acted upon:

26-252 WHEREAS, there is a need renew contract with BDO. Motion made by Mr. Wimberly and seconded by Mr. Wood and carried.

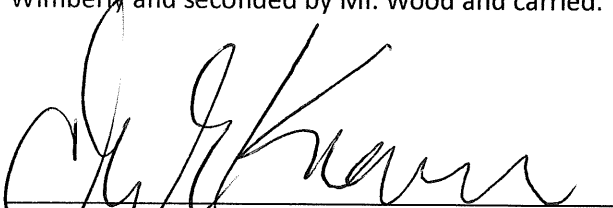
26-253 WHEREAS, there is a need to enter into a contract with Orkin Pest Control. Motion made by Mr. Wimberly and seconded by Mr. Alpaugh and carried.

26-254 WHEREAS, there is a need to pay Bond, Schoeneck & King, PLLC. Motion made by Mr. Wimberly and seconded by Mr. Alpaugh and carried.

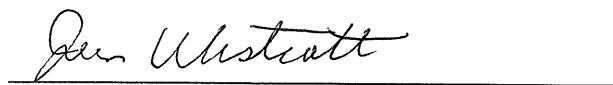
26-255 WHEREAS, there is a need to pay Newman & Lickstein. Motion made by Mr. Wimberly, seconded by Mr. Alpaugh and carried.

26-250 WHEREAS, there is a need for concrete repairs. Motion made by Mr. Wimberly, seconded by Mr. Wood and carried.

26-251 Adjournment of meeting at 12:50 PM and establish Monday, September 21, 2026, at Canal Plaza Conference Room as the date, time and place for the next meeting and work session. Motion made by Mr. Wimberly and seconded by Mr. Wood and carried.



Charles Kramer, Board Chair



Jean Westcott, Executive Director