

BINGHAMTON HOUSING AUTHORITY REGULAR MEETING

Friday, September 18, 2026– 12:00 PM

435 STATE STREET, BINGHAMTON NEW YORK

PRESENT: Charles Kramer, Chair
Jeffery Wood, Secretary
Josh Miller, Treasurer -Via Zoom
Emmett Wimberly, Member
Jean Westcott, Executive Director
Amy Sherwood

ABSENT: Kyle Skinner – Member
Robin Alpaugh, Vice-Chair
Lesley Cornwall, Deputy Director

The meeting was called to order by Mr. Kramer at 12:01 PM and roll call was taken. The minutes of the August 17, 2026, meeting were approved by Mr. Wimberly, seconded by Mr. Wood and carried.

Executive Director Report:

Ms. Westcott

- The bid for the boiler repair at North Shore went out, and we have a resolution to accept the bid. The work is supposed to start next Tuesday; however, Megan is on the phone with them to see if they can start Monday.
- Concrete work is ongoing.
- New cyber security is in place; staff has received and completed training.
- Code Rule Audit 59 has been completed, for the most part we did extremely well. We do need to implement a safety officer and safety training for all employees.
- NSPIRE inspection at Carlisle has wrapped up and went well.
- New cameras are being installed on the stairwells at NS.
- The new fire alarm system is complete. Waiting for final
- Broome Gang has three new board members. Currently looking for additional funding for that program.
- HUD approved the ROSS grant, so that will continue. However, they discontinued the emergency housing voucher program, and we have 19 vouchers that will be eliminated.
- Saratoga Heights phase I is complete, 51 units filled. Next is building 10. We are still waiting on approval from City Council for the PILOT program for the terrace.

Financial Statement: We are starting a new fiscal year, overall looks good. The audit has begun. There is income for insurance payments of \$837K that is for the roof repairs at Carlisle.

Binghamton Housing Authority employees attended the meeting, to ask for voluntary recognition of forming a union through the CSEA. Three employees spoke on what having a union would mean; Shawn Marshall, James Polhamus and Matthew Benton. The board members (Charlie, Jeff and Emmett) did voice they believe in a union and further stated that the matter is with BHA's attorney. CSEA member asked about communication with the attorney, Ms. Westcott said a letter had been mailed to the CSEA from BHA's attorney within the 30-day grace period.

The following resolutions were then acted upon:

26-258 WHEREAS, there is a need renew Flood insurance bldg 15 through Philadelphia Insurance. Motion made by Mr. Wimberly and seconded by Mr. Wood and carried.

26-259 WHEREAS, there is a need renew Flood insurance bldg 14 through Philadelphia Insurance. Motion made by Mr. Wimberly and seconded by Mr. Wood and carried.

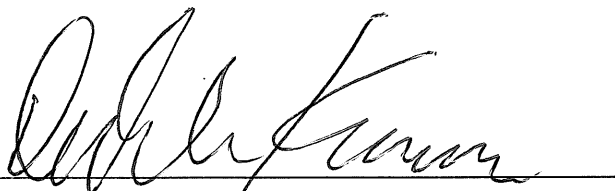
26-260 WHEREAS, there is a need renew Flood insurance for the mechanical building through Philadelphia Insurance. Motion made by Mr. Wimberly and seconded by Mr. Wood and carried.

26-261 WHEREAS, there is a need to pay Bond, Schoeneck & King, PLLC. Motion made by Mr. Wimberly and seconded by Mr. Wood and carried.

26-262 WHEREAS, there is a need to renew the Empire Gas contract. Motion made by Mr. Wimberly, seconded by Mr. Wood and carried.

26-263 WHEREAS, there is a need to accept a bid for the boiler repairs at NS. Motion made by Mr. Wimberly, seconded by Mr. Wood and carried.

26-264 Adjournment of meeting at 12:23 PM and establish Monday, October 19, 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