

BINGHAMTON HOUSING AUTHORITY REGULAR MEETING

Monday, January 26, 2026 – 12:00PM

435 STATE STREET, BINGHAMTON NEW YORK

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

ABSENT:

The meeting was called to order by Mr. Kramer at 12:02 PM and roll call was taken. The minutes of the November 24, 2025 and December 29, 2025 meetings were approved by Mr. Wimberly, seconded by Mr. Alpaugh and carried.

Executive Director Report:

Ms. Westcott reviewed the following for the Board:

- Thanked the board for attending the meeting with the inclement weather.
- Still working on year-end audits.
- BHA was recently on the news about the RAD project. Lots of positive reviews. We should be receiving our certificate of occupancy tomorrow for building #15. Walk through for the tenants will be this Thursday and Friday. Movers are scheduled to arrive on February 2, 2026. Building #16 will have a move in date around March 1, 2026. We will need to reevaluate utility allowances as NYSEG continues to raise rates. We are now at the beginning stages of the terrace, BHA will keep possession of the GYM and will do a complete remodel. Meetings with the tenants are scheduled for February 4, 2026 to go over everything with them.
- Barbara Graham our tenant board member resigned.

Finance:

- We had 3 payrolls in December of 2025, so our financials look a little over budgeted.
- Tenant receivables are still high, but we did receive quite a bit of rent payments in December.
- 16 new payment agreements have been made
- Social Services made a few payments to catch some tenants up on their back rent.
- We have switched to a new collection agency and will be writing off some old debt from 2023-2024.

The following resolutions were then acted upon:

26-218 Renewal of Housing Insurance Commercial Property. Motion made by Mr. Wimberly and seconded by Mr. Alpaugh and carried.

26-219 Renewal of Housing Insurance Liability. Motion made by Mr. Wimberly and seconded by Mr. Skinner and carried.

26-220 Renewal of Munich RE Boiler Coverage .Motion made by Mr. Wimberly and seconded by Mr. Alpaugh and carried.

26-221 Nomination of board members, continue with the current slate of officers. Motion made by Mr. Wimberly seconded by Mr. Skinner and carried.

26-222 Employee raises for the year 2026. 3.5% Motion made by Mr. Wimberly, seconded by Mr. Wood and carried.

26-223 Updates to Binghamton Housing Authorities ACOP policy. Motion made by Mr. Wimberly seconded by Mr. Alpaugh and carried.

26-224 Adjournment of meeting at 1:00PM and establish Monday, February 23, 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

Community Attendees were :

Sarah Dinhofer – City Clerk – sarah.a.dinhofer@cityogbinghamton.gov (who arrived at 12:48PM)

Charles Kramer, Board Chair

Jean Westcott, Executive Director