

BINGHAMTON HOUSING AUTHORITY REGULAR MEETING

Monday, June 15, 2026– 12:00PM

435 STATE STREET, BINGHAMTON NEW YORK

PRESENT: Charles Kramer, Chair
Jeffery Wood, Secretary
Josh Miller, Treasurer
Kyle Skinner – Member
Emmett Wimberly, Member
Jean Westcott, Executive Director
Lesley Cornwall, Deputy Director
Amy Sherwood

ABSENT: Robin Alpaugh, Vice-Chair

The meeting was called to order by Mr. Kramer at 12:00 PM and roll call was taken. The minutes of the May 11, 2026, meeting were approved by Mr. Wimberly, seconded by Mr. Wood and carried.

Executive Director Report:

Ms. Westcott

- NSPIRE inspection on the 22nd on the Terrace, went well. North Shore is up next, and maintenance is getting prepared for this. After North Shore they will do Carlise.
- June 17, 2026, we will go through a Code Rule 59 Audit- for workers compensation.
- Broome County Gang Prevention budget has been sent and approved for next year. Working on obtaining the gun prevention grants.
- EVI SAVE requirements came out, currently checking backgrounds of tenants to make sure they are legally in the United States.
- 571 applications were received for the apartments in the heights. HCR will start the selection process on Wednesday.
- Opened applications for studio and 1 bedroom apartments, received 154 applications we have 9 vacancies.
- The lottery was held for Saratoga Heights, received 600 applications. Roughly about 46 units. Also working on getting tenants from the Terrace to move to the Heights to prevent them from moving twice.
- Financial Statements: O/A doing great. Decrease in revenue as the Heights was removed. No new vouchers for Section 8 will be issued. Annual plan has been approved. 2 apartments open on Lisle Ave. Repayment agreements moving right along.

The following resolutions were then acted upon:

26-239 WHEREAS, there is a need renew the service contract with ALL-Mode Communications. Motion made by Mr. Wimberly and seconded by Mr. Skinner and carried.

26-240 WHEREAS, there is a need to renew the state insurance fund for workers' compensation. Motion made by Mr. Wimberly and seconded by Mr. Skinner and carried.

26-241 WHEREAS, there is a need to pay Bond Schoeneck & King, PLLC. Motion made by Mr. Wimberly and seconded by Mr. Wood and carried.

26-242 WHEREAS, there is a need to approve BHA's Operating budget for FYE 6/30/2027. Motion made by Mr. Wimberly, seconded by Mr. Miller and carried.

26-243 WHEREAS, there is a need to award bid #26-01 to Elite Roofing and Contracting. Motion made by Mr. Wimberly, seconded by Mr. Miller and carried.

26-244 Adjournment of meeting at 12:30 PM and establish Monday, Jul 20, 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.

Sarah Dinhofer, City Clerk and Sam Costello, Deputy City Clerk, were in attendance.

Charles Kramer, Board Chair

Jean Westcott, Executive Director