

BINGHAMTON HOUSING AUTHORITY REGULAR MEETING

Monday, May 11, 2026– 12:00PM

435 STATE STREET, BINGHAMTON NEW YORK

PRESENT: Charles Kramer, Chair  
Robin Alpaugh, Vice-Chair  
Jeffery Wood, Secretary  
Josh Miller, Treasurer  
Kyle Skinner – Member  
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 12:00 PM and roll call was taken. The minutes of the April 20, 2026, meeting were approved by Mr. Wimberly, seconded by Mr. Alpaugh and carried.

Executive Director Report:

Ms. Westcott

- A quote from Comfort Systems for the boilers at NorthShore came in, significantly lower than any of the previous quotes. It will cost about \$20K, should be able to start by the end of May beginning of June.
- NSPIRE inspection on the 22<sup>nd</sup> on the terrace. Maintenance is double checking and making repairs before the inspection.
- June 17, 2026, we will go through a code audit rule #59- for workers compensation.
- May 19th is the NYSPHADA conference, and 3 maintenance supervisors will be attending. Jean will be attending on Wednesday and Thursday.
- Work on the budget has started and hopes to be completed by June.
- 571 applications were received for the apartments in the heights. HCR will start the selection process on Wednesday.
- RAD Update: Paving on the parking areas is starting today and should be finished by Wednesday. Buildings 15 & 16 are occupied. Buildings 13 & 14 tenants will start moving in. Mid-to-end of June 11 & 12 will start. Laundry is up and running.
- Resolution 5-23 is the No Trespass Policy up for review. It is not going to be easy but will get better as we continue with it.
- Financial Statements: The operating subsidy was received in April, \$235K. Utilities were down quite a bit, but expect them to return to the higher bills, as NS wasn't included in the last bill. We had between \$90-\$100K in write-offs for back rent. Still waiting on the grant for Broome Gang to come in. Working with our accountants at BDO to get our financials accurate and allocating items to the correct ledger codes.

The following resolutions were then acted upon:

**26-236** WHEREAS, there is a need to pay Bond Schoeneck & King, PLLC. Motion made by Mr. Wimberly and seconded by Mr. Wood and carried.

**26-237** WHEREAS, there is a need to implement a new no tress pass policy for our properties. Motion made by Mr. Wood and seconded by Mr. Wood and carried.

**26-238** Adjournment of meeting at 12:55 PM and establish Monday, June 15, 2026 at Canal Plaza Conference Room as the date, time and place for the next meeting and work session. Motion made by Mr. Wood and seconded by Mr. Skinner and carried.

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Charles Kramer, Board Chair

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Jean Westcott, Executive Director