

BINGHAMTON HOUSING AUTHORITY REGULAR MEETING

Monday, April 20, 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
Jean Westcott, Executive Director
Lesley Cornwall, Deputy Director
Amy Sherwood
Kevin Treiman

ABSENT:
Emmett Wimberly, Member

The meeting was called to order by Mr. Kramer at 12:01 PM and roll call was taken. The minutes of the March 16, 2026, meeting were approved by Mr. Wood, seconded by Mr. Alpaugh and carried. Rich Larson from Novogradac gave his report on the Audited financial statements:

Binghamton Housing Authority is a low-risk auditee because of their success in previous years. There are no deficiencies in internal control that would be considered to be a material weakness. He then touched on pages 11-14 of the financial statements, page 40, 41, 42 and 45 in the audit. Overall, Jean should be very proud of all of her hard work, she has enough assets to continue to run Binghamton Housing Authority for 10.5 months with her current assets. Most housing authorities have an average of 2-4 months. Please see attached pages for further information.

Executive Director Report:

Ms. Westcott

- Canal Plaza site manager has been hired, Wendy leaves the 30th. New site manager is in and working daily with Wendy.
- Received capital funds of \$1.8 million, a little less than before as the heights has been removed.
- June 17, 2026, we will go through a code audit rule #59- for workers compensation.
- The lottery has opened for vacant apartments in Heights. It will run for 45 days and then a randomization will pick from the applicants to fill the vacant apartments.
- We have won 5 cases of eviction in court
- Repayment agreements:
 - 116 total
 - 58 in default
 - 16 current
 - 22 skipped
 - 20 paid in full
- RAD Update: Buildings 15 & 16 are occupied. Buildings 13 & 14 tenants will start moving in. Mid-to-end of June 11 & 12 will start. Playground and laundry is up and running. SOD has been placed; blacktop will be done next. It is really looking great, like a nice little housing development.

- NS: housing site managers met with a team at BPD to address trespassers at NS. Will develop a policy to keep the trespassers out of our buildings. BPD to increase their presence at NS during normal and off hours.
- Financial Statements: None to report. Did not receive them until late Friday. Jean will get them out to the board ASAP.
- Next meeting is scheduled for May 18th, 2026. Jean has court that day for a tenant eviction and Charlie will be out of town. Moved the meeting to May 11th, 2026.

The following resolutions were then acted upon:

26-232 WHEREAS, there is a need to pay Bond Schoeneck & King, PLLC. Motion made by Mr. Skinner and seconded by Mr. Alpaugh and carried.

26-233 WHEREAS, there is a need to renew sign the approval letter for the RAD project. Motion made by Mr. Wood and seconded by Mr. Alpaugh and carried.

26-234 WHEREAS, there is a need to do repairs and upgrades through Ber-National to the security system at NS. Motion made by Mr. Alpaugh and seconded by Mr. Skinner and carried.

26-231 Adjournment of meeting at 12:57 PM and establish Monday, May 11, 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. Alpaugh and carried.

Sarah Dinhofer, City Clerk was in attendance.

Charles Kramer, Board Chair

Jean Westcott, Executive Director