

**I. CALL TO ORDER**

Chairperson Stewart called the meeting to order at 8:36 a.m. A quorum was present.

**II. (Board Action) APPROVAL OF MINUTES for June 5, 2025**

*Chairperson Stewart called for a motion on the floor. Board Member Cantor moved that the Board approve the June 5, 2025 Board Meeting Minutes. The motion was seconded by Board Member Kiel. The motion was passed unanimously by the Board.*

**III. PUBLIC COMMENTS**

There were no public comments.

**IV. Board Action: ADOPTION OF RESOLUTION 070325A REVISING INTERNAL CONTROLS**

The CFO Cole-Smith updated the document; President Murray and the Policies and Procedures Committee reviewed it and recommended it be presented to the Board of Directors for approval. President Murray stated that the language revisions were mainly to bring the document up to date with CRA operations and the addition of the CFO, along with updating the signatories for the signing of checks. President Murray will make sure that the page numbers coincide with the page number in the Policies and Procedures manual.

*Chairperson Stewart called for a motion on the floor. Board Member Cantor moved that the Board approve the Adoption of Resolution 070325A Revising Internal Controls, subject to an amendment changing the page numbers to coincide with the page numbers in the Policies and Procedures manual. The motion was seconded by Board Member Jones. The motion was passed unanimously by the Board.*

**V. Board Action: APPOINTMENT OF BINGHAMPTON ADVISORY COMMITTEE MEMBERS**

Chairperson Stewart reported that the list of nominees was discussed at the last Personnel Committee meeting. Staff Ekstrom reported that she was presenting a handful of new applications for approval today, two being Binghampton residents.

Board Member Jones asked about the challenges in getting additional committee members and if youth permitted to participate on the committee. President Murray answered that members are required to be 18 and older, but youth are invited to attend and have participated in the past. It was pointed out that all members serve a three-year term. In reference to applicants, staff Ekstrom said that "CRA reaches out to community partners to help get the word out."

President Murray stated that, in general, Binghampton residents are satisfied with how things are going with the TIF, which may be why there is a lack of participation in the advisory committee meetings. Binghampton advisory committee meeting participation is growing and the recent funding prioritization / visioning session was well attended. The main priority of the advisory committee remains the Single Family Home Repair Program.

*Chairperson Stewart called for a motion on the floor. Board Member Jones moved that the Board approve appointing the new list of Advisory Committee Members. The motion was seconded by Board Member Kiel. The motion was passed unanimously by the Board.*

Board Member Jones asked if CRA is tracking data on SFHR residents' insurability for home insurance coverage due to the cost of insurance in certain neighborhoods. President Murray stated that although CRA does not require residents in the program to have home insurance, they do sign a document stating that they will get insurance. CRA does not provide on-going compliance once a home rehab is completed. Lisa Ivy, SFHR Director, encourages homeowners to get insurance. She supplies them with contact insurance agencies information.

Board Member Cantor suggested that CRA make having insurance a requirement. It was pointed out that emergency repairs also help to confront insurability and that insurance is needed to protect the investment as well as generational wealth. The CRA is considering having a homeowner's workshop to educate homeowners. The insurability issue will be further discussed.

## VI. REPORTS FROM CRA COMMITTEES

### Finance Committee (Sam Cantor):

Board Member Cantor stated that he had a few discussions with President Murray and Attorney Carpenter about Highland Row and provided an update. He applauded Attorney Charles Carpenter for the great job he has done representing CRA.

### Policies & Procedures (Ann Langston):

No Update, Board Member Langston was not present.

### Personnel Committee (Amy Schaftlein):

Board Member Schaftlein was not present. Chairperson Stewart stated that 1) the Binghampton Advisory Council Committee members were discussed. 2) The process for President Murray's review will be starting.

## VII. STAFF REPORTS

### Financials Update: CFO Lobelia Cole-Smith reported:

#### *Financial highlights:*

- The final payment to Edgeview at Legends will be made by 7/7/25.
- CRA is current with Receivables received to-date.
- Working on month-end and year-end invoices.
- Working on the FY 24-25 Audit schedule deadline but expects to have it completed much sooner.
- Will be renewing the CRA insurance that is coming due.
- CRA's Workers Comp Insurance has been renewed.
- She and President Murray will be discussing the best way to pay down the line-of-credit in this fiscal year.

Board Member Cantor asked if the new reduced tax rates are going to have an impact on CRA's TIF increments. President Murray answered it will depend on what the reappraisals will be.

### President's Update: President Andrew Murray:

- Went over the summary page of the Uptown and Binghampton FY 2025-26 Budgets, which was also shared with the Uptown and Binghampton Advisory Council Committees.
- Staff McKenzie explained the Block Crew Program.
- Staff Jackson gave an update on the Essential Housing Program, along with next steps. She also spoke about the selection process, per Board Member Jones' request. Staff Jackson reported that there is interest in 28 lots. President Murray gave kudos to the CRA

Essential Housing Program team. A question-and-answer session followed. President Murray ended by pointing out that there is plenty of opportunity for all emerging developers who are interested.

**Legal Update:** *CRA Counsel Monice Hagler*

No Update, Monice Hagler was not present.

**VIII. UNFINISHED BUSINESS**

No unfinished business was reported.

**IX. NEW BUSINESS AND OTHER ANNOUNCEMENTS**

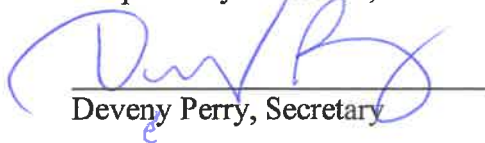
No new business was reported.

**X. ADJOURNMENT.**

The Board meeting was adjourned at 9:32 am.

The next CRA Board meeting date is scheduled for Thursday, **August 7, 2025.**

Respectfully submitted,



Deveny Perry, Secretary