

**ERIE COUNTY HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, JANUARY 14, 2026, AT 11:30 A.M
PLEASANT MANOR APARTMENTS
251 W. PLEASANT STREET, CORRY, PA 16407**

Chairperson Downey called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:38 a.m., with the following present:

BOARD

John Downey, Chairperson
Bob Williams, Vice-Chairperson
Jennie Hagerty, Member
William "Buzz" Hammond, Member
Deonte Cooley, Member

COUNSEL

Timothy Wachter, Attorney at Knox, McLaughlin Gornall & Sennett, P.C.

STAFF

Beverly Weaver, Executive Director
Jarid Pettit, Controller
Rachel Petty, Administrative Assistant

PUBLIC COMMENT

There was no Public Comment.

APPROVE MINUTES

Regular Meeting November 12, 2025

On MOTION by Ms. Hagerty, seconded by Mr. Williams, the Minutes from November 12, 2025, Regular Meeting were approved. AYES: All.

Special Meeting December 8, 2025

On MOTION by Mr. Hammond, seconded by Mr. Williams, the Minutes from the December 8, 2025, ZOOM Special Meeting were approved. AYES: All.

STATE ETHICS FORMS

Ms. Weaver reminded the Board that it is time for them to go online to complete the Pennsylvania State Ethics Forms and said she would email the link.

NEW BUSINESS

a) **Resignation of Jennie Hagerty**

Attorney Wachter announced that there is potential that Erie County Housing Authority (ECHA) may facilitate Section 8 Housing Choice Vouchers for the incoming project, Triangle of Hope, where a key project involves the Mercy Center for Women where Jennie Hagerty is currently the Executive Director.

He stated that according to Federal Regulations governing Housing Authorities, ECHA would not be able to do so for the period that Ms. Hagerty served on the Board and for a period of 1 year thereafter.

He noted that according to the construction schedule, Ms. Hagerty's resignation would need to be immediate in order to meet the January 2027 time schedule.

Discussion was held relative to conflict of interest and Attorney Wachter advised the Regulation states direct or indirect involvement with the agency. He provided details to a similar situation with a different Housing Authority approximately 1 year ago, stating that he received a decision from the General Counsel's Office of the Department of Housing and Urban Development (HUD) citing a conflict of interest.

Attorney Wachter advised that the penalty for not following the regulation is the withholding of all vouchers from the Housing Authority.

Ms. Hagerty thanked the Board and expressed her gratitude. She shared that she had loved every minute of the journey; however, she noted that there are many homeless individuals who have experienced abuse or are working toward sobriety. She explained that she has spent the past 10 years working with these individuals through Mercy Center for Women. Ultimately, she stated that her calling is to continue serving the people of Erie County.

She answered questions related to the new project, stating there will be 20 apartments that will house 40 people; a food pantry; child and primary care; as well as culinary and work force development. She stated that \$3.5 million of the \$7 million goal has already been raised.

On MOTION by Mr. Williams, seconded by Mr. Hammond, the Erie County Housing Authority accepted the resignation of Jennie Hagerty, effective at the end of this meeting. AYES: All.

b) Authorization of Executive Director 2026 Salary

Chairperson Downey reminded the Board of the Executive Session held December 8, 2025, during which the Executive Director's 2026 Salary was discussed and approved.

On MOTION by Mr. Williams, seconded by Mr. Cooley, the Erie County Housing Authority approved the Erie County Housing Authority Executive Director's 2026 Salary, as discussed and approved in Executive Session. AYES: All.

c) Authorization of Executive Director 2025 One Time Bonus

Chairperson Downey reminded the Board of the Executive Session held December 8, 2025, during which the Executive Director's 2025 one-time bonus was discussed and approved.

On a motion by Ms. Hagerty, seconded by Mr. Williams, the Erie County Housing Authority approved the Executive Director's 2025 one-time bonus, as discussed and approved in Executive Session.

d) Update of By-Laws for Erie County Housing Authority

Attorney Wachter announced that it is his understanding that the Board prefers to review the ECHA By-Laws annually and asked if there was anything to be discussed. He reviewed the headings listed in the current By-Laws and stated that since there is nothing new, he recommended Ms. Weaver review procedural issues.

e) Rosewood Tax Exempt Application

Ms. Weaver said Colleen at Knox, McLaughlin Gornall & Sennett, P.C. called stating the Draft 501(3)(c) application for Rosewood Rental Company, Inc. is ready to review. Once it is approved, it will go to the state, and the agency should be tax exempt.

FINANCIALS

BILLS

Mr. Pettit reviewed the Summary Financials and Bills Report as of November 30, 2025, and Extraordinary Bills Report from November 1, 2025 through December 31, 2025.

Ms. Weaver advised that she sent a letter to the Department of Community and Economic Development (DCED) asking when funding for the LIHEAP Program would be released and then received the funding release the following day.

She stated that ECHA has lines of credit available for use; however, DCED will not pay the interest.

Discussion was held relating to how the LIHEAP Program is coordinated with the Erie County Human Services Department to serve low-income residents with restoring heat to their homes. Ms. Petty reminded the Board that approximately \$500,000 was spent last year repairing and replacing heating systems.

Mr. Williams requested a copy of the Salary Study by Nelrod Company listed on the Extraordinary Bills.

On MOTION BY Mr. Williams, seconded by Mr. Cooley, the Erie County Housing Authority Financials and Bills were approved as presented. AYES: All.

OLD BUSINESS

a) Rosewood Rentals Tax Appeal

Ms. Weaver reminded the Board that Attorney, Michael Agresti from the Marsh Law Firm is overseeing this matter because there was a conflict with the Knox, McLaughlin Gornall & Sennett, P.C. Firm.

She said she spoke with Attorney Agresti this morning, who said the school districts have intervened, which is typical and he expects to receive discovery requests soon in the form of written questions as well as documents aimed at the claim that Rosewood Rentals Company, Inc. should be a governmental entity.

She explained that the Payment in Lieu of Taxes (Pilot) Program has been paid only to the City of Corry and North East Borough, clarifying that Corry and North East School Districts have not been included in the payment previously and they are now attempting to get a share.

She stated that she reached out to Attorney Syme, who said he is still available to help Attorney Agresti with questions if needed.

She advised that Erie County Rentals Company, Inc. has not come up on the radar of Erie County Assessment Office and Attorney Wachter stated that the company has been approved as Federal Tax Exempt.

Attorney Wachter stated that the matter will go before the Courts of Common Pleas, and a hearing can be expected in approximately 8 months to 1 year.

STANDARD REPORTS

Ms. Weaver provided updates and answered questions related to the vacancies, applications, delinquencies, evictions and waiting lists for each Housing Authority Development.

She provided an update to the written report by stating there are 2 vacancies in College View Manor due to 1 move-in since the report was created and announced that all Waiting Lists have been purged and are open.

Attorney Wachter stated having 3 late rents out of 325 apartments is incredible.

She stated that she just completed a response to the Pennsylvania Human Relations Commission, related to a Section 8 Housing Choice Voucher tenant, who filed a complaint against ECHA when she did not provide complete income during the Annual Recertification process.

Ms. Hagerty shared that Mercy Center for Women has a waiting list of 113 currently. She informed the Board that she would be happy to assist wherever needed and recommended consideration be given towards grant funding through the Erie County Gaming Revenue Authority. She stated the Anchor Building Grant Program is very friendly to the county and may help with areas in need. She stated further that the Neighborhood Assistance Program, out in November provides an opportunity for tax payers to give their money to the government and not know what's done with it or re-invest in the good work done by ECHA.

She advised the Board that the City of Erie Housing has hired a new Development Director to fundraise and she is going to start working with others relating to the Tiny Homes in Erie that are still unoccupied and are only empty shells at this time.

Attorney Wachter advised that he is the Solicitor for the Erie County Gaming Revenue Authority and he is aware that they would rather give money to 501(3)(c) entities.

Mr. Hammond questioned how Ms. Hagerty's position would be filled, to which Ms. Weaver responded she would reach out to County Executive, Christine Vogle. Mr. Hammond recommended the appointment of a member from West County for diversity.

Chairperson Downey announced the next ECHA Board Meeting will be held Thursday, March 12, 2026, at College View Manor in North East.

ADJOURNMENT

ON MOTION by Ms. Hagerty, seconded by Mr. Williams and there being no other business, the Regular Meeting was adjourned at 12:42 p.m. YES: ALL.