

**ERIE COUNTY HOUSING AUTHORITY  
REGULAR MEETING  
WEDNESDAY, MAY 14, 2025  
11:30 A.M.  
G.S. SALSBURY BUILDING  
4004 PACIFIC AVENUE  
ERIE, PA 16506**

Chairperson Heasley called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:35 a.m., with the following present:

**BOARD**

Sherri Heasley, Chairperson  
John Downey, Vice-Chairperson  
Jennie Hagerty, Member  
William "Buzz" Hammond, Member  
Bob Williams, Member - EXCUSED

**STAFF**

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

**ROLL CALL**

Roll call was taken.

**PUBLIC COMMENT**

There was no Public Comment.

**APPROVE MINUTES**

On MOTION by Dr. Downey, seconded by Ms. Hagerty, the Minutes from the April 2, 2025 Regular Meeting were approved. AYES: All.

**NEW BUSINESS**

**a) 2024 Auditors Report – Maher Duessel**

Brian McCall and Sara Reed of Maher Duessel were present to review the draft 2024 Auditor's Report and answer questions from the Board.

Mr. McCall explained how the report is filed, stated there are no findings, and reviewed the draft report section by section. He noted that Rental Assistance Demonstration (RAD) Funding does make changes to the audit and that he is waiting for a call back from the Department of Housing and Urban Development (HUD) with answers to questions.

Mr. Pettit stated that he and Ms. Weaver have also been in contact with the local HUD field office and that a waiver may be necessary.

Mr. McCall stated that the financial side of the audit has been completed and there are no material misstatements.

Ms. Reed stated that the opinion is unmodified or has clean findings as of December 31, 2024 and reviewed the remainder of the audit, noting the Erie County Housing Authority is a Low-Risk Auditee.

Attorney Sennett asked if Rosewood Rentals, Inc. and Erie County Rentals, Inc. were included to which Mr. McCall responded they are subject to the audit based on the Governmental Accounting Standards Board (GASB) rules.

On MOTION by Mr. Hammond, seconded by Ms. Hagerty, the Board accepted the 2024 Auditor's Report as presented. AYES: All.

**b) Approve updated By Laws**

Attorney Sennett stated that there were no additional changes made since the last meeting and Ms. Weaver announced that she received no requests for changes.

On MOTION by Dr. Downey, seconded by Ms. Hagerty the updated Erie County Housing Authority By Laws were approved. AYES: All.

**c) Updates**

Ms. Weaver announced that a 2016 Honda CRV with 105,000 miles and needing repairs sold to the highest bidder for \$11,821.30. She stated that a 2015 Chevy 1/2 ton pickup will be for sale and a 2025 Chevy 1/2 ton extended cab pickup with a snowplow prep package was purchased for \$47,274.00, noting that it is in service and running now.

She stated that the new maintenance person is working out well and is liked by all.

Ms. Weaver advised the Board of a Community Development Block Grant (CDBG) Public Hearing, noting that Erie County Housing Authority is working with the City of Corry to determine what projects to conduct with the new contract.

She informed the Board that she and Lorie Sutton are doing surveys because the American Community Survey (ACS) determined the City of Corry was 50.90% Low to Moderate Income (LMI) and needs to be over 51% to qualify for community wide projects.

Ms. Weaver reminded the Board that 2024 projects included sidewalks, a water station hydrant, lighting, and electrical work in the city park.

Ms. Weaver stated that the work being done at the Barnett Building is moving slowly.

She handed out a map entitled Draft Plan Mellon Heritage 4 N.I.N.E. TRAIL which is proposed to run through a portion of College View Manor in North East. She stated that she was approached by Sarah Thompson, who is a developer and is working with the Mellon Foundation who owns property around College View Manor, about working with The Mellon Foundation because they want to build several walking trails, parking with access to restrooms, a temporary ice rink, an orchard area, benches, and various activities.

She pointed out on the map, a wheelchair access trail that overlooks a pond that with the approval of an easement will access property owned by Erie County Housing Authority.

She noted that the first Public Hearing is May 22, 2025 and that there is no need to vote today because it is expected to be several years before any work starts.

She mentioned that tenants from College View Manor may benefit from the Heritage Trail.

**FINANCIALS & BILLS**

Mr. Pettit reviewed the internal financials by project for the month ending March 31, 2025 and the Yearly Income Statement Comparisons from March 1, 2025 through April 30, 2025.

On MOTION by Ms. Hagerty, seconded by Mr. Hammond, the Erie County Housing Authority Operating Budget and Income Statements were approved as presented. AYES: All.

Ms. Weaver stated that both the Section 8 Housing Choice Voucher Program (Section 8) and the Community Development Block Grant (CDBG) were mentioned in the “Skinny Budget” for Fiscal Year 2026, released by the White House and noted that State College has zeroed out their CDBG budget for 2026.

She said she is not panicked, noting this has been tried before and the proposed cuts to Section 8 appear to be small.

#### **STANDARD REPORTS**

Ms. Weaver stated that the Section 8 Waiting List will be purged and there is only 1 Foster Youth to Independence (FYI) Voucher leased up. Attorney Sennett stated he is surprised with the low amount of delinquent rents.

She answered questions related to the vacancies, applications, delinquencies, evictions and waiting lists for each Housing Authority Development as well as stating she has had no new contact with Housing First Erie. She updated the Board that at a May 28, 2025 meeting the City of Erie affirmed 50 vouchers but are now only giving 22 vouchers. Attorney Sennett stated they may be using a phased approach.

#### **ADJOURNMENT**

With no other business before the Board and on MOTION by Dr. Downey, seconded by Mr. Hammond, the Erie County Housing Authority adjourned the regular meeting at 12:22 p.m. AYES: ALL.