

**ERIE COUNTY HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, JULY 14, 2015  
11:30 A.M.  
ERIE COUNTY CONSERVATION DISTRICT  
1927 WAGER ROAD  
ERIE, PA 16509**

Vice-Chairperson Robinson called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:47 a.m., with the following present:

**BOARD**

Dave Robinson, Vice-Chairman  
Ralph DeRose, Member  
Kim Stucke, Member  
Doris Gernovich, Member - Via Telephone

**EXCUSED**

James McGoey, Chairperson

**STAFF**

Michael McNierney, Executive Director  
Beverly Weaver, Deputy Director  
Jarid Pettit, Controller  
Rachel Petty, Weatherization Program Coordinator  
Tonya Lutton, Administrative Assistant

**OTHER**

John Orlando, Root, Spitznas and Smiley  
Greg Michael, Root, Spitznas and Smiley

**MINUTES**

On MOTION by Mr. DeRose, seconded by Ms. Gernovich, the minutes of the Regular Meeting of May 12, 2015 were approved as submitted. AYES: ALL.

**AUDIT ANALYSIS AND PRESENTATION**

John Orlando from Root, Spitznas and Smiley presented the audit reports for Corry Housing Authority (CHA) and Erie County Housing Authority (ECHA). Mr. Orlando explained the methodology and scope of the audits. He referred to the page containing the summary of auditors results and noted that there were no audit findings in either the CHA or ECHA audit for 2014, nor were there any findings in the prior years audits.

**FINANCIAL STATEMENTS CORRY HOUSING AUTHORITY**

Mr. Orlando informed the board that in the CHA there are not any financial issues, problems, no weaknesses, no control deficiencies, and no non-compliances.

**FEDERAL AWARDS**

There are no financial issues, problems, weaknesses, control deficiencies, and no non-compliance identified according to Mr. Orlando. Also; Mr. Orlando added that CHA qualified as low-risk auditee meaning the CHA was able to test at a reduced threshold.

**FINANCIAL STATEMENTS ERIE COUNTY HOUSING AUTHORITY**

No financial issues, problems, weaknesses, control deficiencies, nor any non-compliances found.

Ms. Gernovich requested that the final management letter should be forwarded to the former board members of the CHA with confirmation that there are no findings and the Financial Statements report is available for their review in the ECH office.

Mr. McNierney stated he will make that communication to the former board members of CHA.

After discussion; Mr. Robinson asked for a motion to accept the CHA and ECHA audits for the year ending December 31, 2014. ON MOTION by Mr. DeRose, Seconded Ms. Stucke. AYES: ALL

#### **INTERNAL FINANCIALS**

Mr. Pettit reviewed the check registers for May and June 2015. He reviewed payables from Section 8, Barnett Building, South Hills, Weatherization, in addition to Erie County Public Housing. Mr. Pettit answered questions and offered detail to inquiries from board members. After Discussion, Mr. DeRose made A MOTION to approve the bills as paid for May and June, Seconded by Ms. Stucke. AYES: ALL

#### **ERIE COUNTY HOUSING AUTHORITY ASSISTANCE ANIMAL POLICY AND RULES**

Mr. McNierney stated that the Animal Policy has been thoroughly updated and presented to the board for review and discussion. ON MOTION; Mr. DeRose motioned for the approval of the policy; seconded by Ms. Stucke. AYES: ALL

#### **ERIE COUNTY HOUSING AUTHORITY STANDARD REPORTS**

Ms. Weaver presented the standard report regarding occupancy, delinquency and waiting lists information. Barnett Housing manager believes that the increase of the number of applicants on his waiting list is due to the availability of the online registration.

Ms. Weaver stated that the Erie County Section 8 waiting list will not be re-opened until the fall of 2015. Mr. McNierney added that we have one more unit to fill at Highland Village to complete our project based voucher commitment. Mr. McNierney wanted to inform the board that a tenant at South Hills did not adhere the pest policy and is in the process of being evicted.

#### **UPDATES**

##### **CIVIL COURT CASE**

Mr. McNierney advised the board that the Sheryl A. Dodd vs. ECHA, CHA, Corry RDA, and Virginia S. Grice case has been settled.

##### **DISSOLUTION OF CORRY HOUSING AUTHORITY**

Mr. McNierney informed the board that the CHA is now fully dissolved and no longer legally exists. A notice was received from the Pennsylvania Department of State Bureau of Corporations confirming the dissolution.

##### **CORRY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2014 APPLICATION**

Mr. McNierney announced that the 2014 CDBG application for the City of Corry has been approved, signed and returned to DCED. Projects include a squad truck for the City Fire Department, a sewer separation project on South Center Street, recreation equipment for Mead Park, and handicap curb cuts.

##### **REAL ESTATE ASSESMENT CENTER (REAC)**

Erie County Public Housing recently underwent a physical inspection that covered our Salsbury, College View, and Marvin J. Schick sites. We received a 92 score out of a possible 100.

Ms. Weaver provided an update on recent corrections to our civil service compliment. Seven positions from the list were not needed and eliminated. Eight employees have tested and are confirmed in their current categories.

##### **ADJOURNMENT**

There being no other business and ON MOTION by Mr. DeRose, seconded by Ms. Stucke, the ECHA adjourned the regular meeting at 12:52 p.m. AYES: ALL.