

**ERIE COUNTY HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, JANUARY 21, 2014  
11:30 A.M.  
ERIE COUNTY CONSERVATION DISTRICT  
1927 WAGER ROAD  
ERIE, PA 16509**

Mr. McGoey called the Regular Meeting of the Housing Authority of the County of Erie to order at 12:09 p.m., with the following present:

**BOARD**

James McGoey, Chairperson  
Sister Christine Vladimiroff, Member  
Dave Robinson, Member

**ABSENT**

Diane Madara, Vice-Chairperson  
Bishop Sean Rowe, Member

**STAFF**

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

**OTHERS**

Art Martinucci, Attorney

**MINUTES**

After discussion and On MOTION by Mr. Robinson, seconded by Sister Vladimiroff, the minutes of the Regular Meeting of November 20, 2013 were approved with correction. AYES: ALL.

**FINANCIALS**

a) **APPROVAL OF BILLS**

Mr. Pettit explained the Housing and Urban Development (HUD) formula used to determine Borough tax payments and Mr. McNierney informed the board that a meeting was attended by staff at the Borough Council Chambers to discuss an increase in the payment in lieu of taxes paid for the Barnett Building. He stated that it was brought to the attention of the counsel that an additional \$4,000 was paid by utilizing the formula over what would have been received by the Borough, if the Housing Authority were not a governmental agency. He has heard nothing further regarding an increase.

After discussion and ON MOTION by Sister Vladimiroff, seconded by Mr. Robinson, the Erie County Housing Authority approved the bills paid from November 1, 2013 to December 31, 2013. AYES: ALL.

b) **INTERNAL END-OF-YEAR REPORT**

Mr. Pettit reminded the board of the 2013 audit adjustment and that uncollectible accounts were written off the books. He further stated that accounts have been combined on next year's budget, eliminating the HUD vehicle cost account while including everything in travel expenses. He added there are no significant costs expected and commented that the authority is currently \$5,000 ahead of what was anticipated.

Mr. McNierney stated Corry Redevelopment Authority has approved, by resolution, to pay back the Revolving Fund and expects it to be accomplished soon. He advised the board that insurance premiums are currently being reviewed in an attempt to lower costs. He noted that he had received premium notices from Housing and Redevelopment Authority Insurance Exchange (HARIE), a non-profit insurance company. He said he has spoken with other housing authorities utilizing the company and they have been pleased with the service.

**RESOLUTION AMENDING BY-LAWS**

Mr. McNierney advised the board that the 2014 regular meeting dates are inconsistent with the current by-laws and asked them to consider amending them. After discussion and ON MOTION, by Sister Vladimiroff, seconded by Mr. Robinson, the Erie County Housing Authority approved Resolution 2004-1, amending the by-laws relative to meeting dates and the publication of the annual schedule of regular meetings.

**STATE ETHICS FORMS**

Mr. McNierney reminded board members they are required to complete State Ethics Commission Forms and provided copies to the members who were present.

**STANDARD REPORTS**

Ms. Weaver provided reports relative to the vacancies, applications, delinquencies, evictions and waiting lists for each Housing Authority Project. She also reviewed the Erie County Housing Authority Section 8 Housing Choice Voucher Program number of leased units and applications received.

Mr. McNierney stated feedback from the Non-Smoking Policy has been very positive and he is seeing savings from the implementation of the policy.

He advised the board that the HVAC replacement project at the George S. Salsbury Building has been completed and provided updates relative to water damage ascertained at the College View Apartments.

**OTHER BUSINESS**

**FHEO – TRANSFER POLICY**

Mr. McNierney stated the Transfer Policy has been employed for some time; however, board approval was unable to be documented.

After discussion and ON MOTION, by Mr. Robinson, seconded by Sister Vladimiroff the Erie County Housing Authority approved the Transfer Policy as submitted. AYES: ALL.

**SEPARATION OF CORRY REDEVELOPMENT AUTHORITY (CRDA)**

Mr. McNierney provided an overview of how the two housing authorities and CRDA came together searching for a succession plan and his appointment after the retirement of the previous Executive Director. He announced that CRDA has decided to separate from the authorities and has initiated their own payroll and obtained separate pension and medical plans.

He provided updates as to the on-going separation of the authorities and listed various differences between each agency. He provided insight as to the function of the Community Development Block Grant (CDBG) Program and its funding. He stated transfer of this program would involve input from the Corry City Council as the funding belongs to them. He noted that some projects have been contracted but work has not yet begun. He further stated he has a meeting scheduled with the Chairman of CRDA and hopes to determine the direction of that agency.

**STATE CIVIL SERVICE HEARING**

Mr. Martinucci stated there has been no change and he is still awaiting decision from the State Civil Service Commission. He stated the record is very large, based on 4 days of testimony and there is just a lot to sort through. He noted the civil matter remains on hold.

Mr. McNierney said he spoke with Dave Mitchell, from the Governor's Office in Erie, who was asked to look into the matter and has not heard anything as well. He noted there is no change on the adjudication list and provided the total number of decisions since 2010.

**ADJOURNMENT**

There being no other business and ON MOTION by Sister Vladimiroff, seconded by Mr. Robinson, the Erie County Housing Authority adjourned the regular meeting at 12:54 p.m. AYES: ALL.