

**ERIE COUNTY HOUSING AUTHORITY
REGULAR MEETING
TUESDAY, JANUARY 6, 2015
11:30 A.M.
ERIE COUNTY CONSERVATION DISTRICT
1927 WAGER ROAD
ERIE, PA 16509**

Chairperson McGoey called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:40 a.m., with the following present:

BOARD

James McGoey, Chairperson
Dave Robinson, Vice-Chairperson
Ralph DeRose, Member

EXCUSED

Diane Madara, Member

STAFF

Mike McNierney, Executive Director
Beverly Weaver, HR Director
Rachel Petty, Administrative Assistant

OTHERS

Attorney Art Martinucci, by telephone

MINUTES

On MOTION by Mr. DeRose, seconded by Mr. Robinson, the minutes of the Regular Meeting of December 4, 2014 were approved as submitted. AYES: ALL.

FINANCIALS

APPROVAL OF BILLS

Mr. McNierney reviewed expenses and answered questions from the board.

After discussion and ON MOTION by Mr. DeRose, seconded by Mr. Robinson, the Erie County Housing Authority approved the bills paid from November 1, 2014 to December 31, 2014. AYES: ALL.

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.

OTHER BUSINESS

LEGAL MATTER

Attorney Martinucci stated he is working with insurance companies to resolve the matter without additional litigation. He expects some direction in the next couple of weeks but not sure there will be a resolution before the next board meeting. He reviewed the options available for resolution and answered questions of the board.

CORRY REDEVELOPMENT AUTHORITY (CRDA) MATTER

Mr. McNierney advised that he had learned that the CRDA Board was aware of the shortage in the check received as reimbursement to the Revolving Fund. He said he sent an e-mail to Rick Clayton, but has not yet received a response. He noted further that the additional interest was not addressed by CRDA.

Attorney Martinucci advised that by the accompanying letter, if the check is cashed it may provide strong argument that payment has been accepted in full.

Mr. McNierney stated he has drafted a letter to Dave Dearborn asking the reason for the payment shortage and noted CRDA meeting minutes may provide the answer.

Board members reviewed a draft letter and after discussion and ON MOTION by Mr. DeRose, seconded by Mr. Robinson, the Erie County Housing Authority authorized Mr. McNierney to forward the letter to Mr. Dearborn and to hold the check without cashing it at this time. AYES: ALL.

EXECUTIVE SESSION

Chairman McGoey called for an Executive Session at 12:29 p.m. to discuss personnel matters. All staff members were excused except for Mr. McNierney.

RE-CONVENE AS ECHA

The Board re-convened as ECHA at 12:52 p.m. with all members present.

AMEND EMPLOYEE HANDBOOK

Ms. Weaver recommended the amendment of the Employee Handbook to remove all references to Corry Housing Authority (CHA) and Corry Redevelopment Authority (CRDA) now that the CHA has been dissolved and all assets have transferred to ECHA.

ON MOTION by Mr. DeRose, seconded by Mr. Robinson, the Erie County Housing Authority approved the removal of all references to CHA and CRDA in the ECHA Employee Handbook. AYES: ALL.

UPDATES

ECHA SIGN

Mr. McNierney provided board members with photocopies of the new sign installed in front of the ECHA building in Corry and said he is pleased with it.

ECHA DEPUTY DIRECTOR

Mr. McNierney advised that Ms. Weaver's credentials have been accepted by Civil Service as Deputy Directory of ECHA. Board members congratulated Ms. Weaver on her new designation.

TRAINING

Mr. McNierney said employees will be attending Section 8 and Property Management training and provided updates as to staffing changes at various public housing properties.

RANDOM COURT

Mr. McNierney reminded the board of future plans to petition Housing and Urban Development (HUD) for the ability to sell the 7 Random Court houses and stated a plan is being put together for displacement of the families. He noted that to capture the funds from the proceeds of the sales, it must be demonstrated to HUD how they will be used which could include a new roof and ventilation at Pleasant Manor as well as new carpeting and paint at Center Place because Capital Funds are not going to cover the cost of all of the demands.

ELEVATOR CONTRACTS

Mr. McNierney said he has notified the agencies with which Salisbury Apartments and Center Place hold elevator contracts; notifying them that the contracts will not automatically renew in an attempt to negotiate new terms.

FIVE YEAR PLAN

Mr. McNierney detailed plans for various parking lot needs and replacement of recalled electric boxes at Salsbury Apartments.

TRANSFER OF CHA ASSETS

Mr. McNierney advised that Section 8 tenants and landlords have been notified of the transfer of assets from CHA to ECHA.

ECHA BOARD MEMBERS

Mr. McNierney noted that he has e-mailed County Executive, Kathy Dahlkemper, regarding the re-appointment of Jim McGoey and appointment of a new member from the CHA Board to the ECHA Board.

ADJOURNMENT

There being no other business and ON MOTION by DeRose, seconded by Mr. Robinson, the Eric County Housing Authority adjourned the regular meeting at 1:15 p.m. AYES: ALL.