

**ERIE COUNTY HOUSING AUTHORITY  
REGULAR MEETING  
TUESDAY, NOVEMBER 8, 2016  
11:30 A.M.  
ERIE COUNTY CONSERVATION DISTRICT BUILDING  
1927 WAGER ROAD  
ERIE, PA 16509**

Chairperson McGoey called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:43 a.m., with the following present:

**BOARD**

James McGoey, Chairperson  
Dave Robinson, Vice-Chairman  
Ralph DeRose, Member  
Doris Gernovich, Member  
Kim Stucke, Member

**STAFF**

Michael McNierney, Executive Director  
Beverly Weaver, Deputy Director  
Jarid Pettit, Controller  
Tonya Lutton, Administrative Assistant

**MINUTES**

After review, Mr. DeRose made a MOTION to approve the minutes of the Regular Meeting of September 13, 2016, seconded by Ms. Gernovich. AYES: ALL.

**PUBLIC COMMENT**

There was no public comment.

**FINANCIALS**

**ECHA Operating Budget 2017 Fiscal Year**

Mr. Pettit reviewed the prepared 2017 budget for Erie County Public Housing. The budget includes \$928,735 in total revenues and \$919,650 in planned expenses leaving an estimated net surplus of \$9,085. Mr. Pettit reminded the board of the previous change in administrative allocation for 2016 noting that it is normalized for 2017. After discussion, Mr. Robinson made a MOTION to approve the ECHA Operating Budget 2017 Fiscal Year as presented, seconded by Mr. DeRose. AYES: ALL.

**Tenant Charge Offs**

Mr. McNierney reviewed the recommended tenant charge-offs for the Erie County Public Housing buildings which include: Gerald S. Salisbury, College View Manor, Marvin J. Schick Apartments, Pleasant Manor, Center Place, Random Court, and West Court. These uncollectible charges are derived from physical damages and past due rent amounts. After discussion, Mr. DeRose made a MOTION to approve the tenant charge-offs as presented, seconded by Ms. Stucke. AYES: ALL.

**Current Year Financials/Bills**

Mr. Pettit reviewed the ECHA Operating Budget as of September 30, 2016. Mr. McNierney stated that the income earned from the laundry facilities have nearly paid for the cost to purchase the machines. Mr. Pettit reminded the board of the credit from the City of Corry for water and sewer services. The credit is expected to cover all anticipated water/sewer expenses for South Hills through August 2017, therefore he did not budget for those expenses this time.

Mr. Pettit reviewed the recently paid bills with the board.

After discussion, Ms. Stucke made a MOTION to approve the financials and bills as submitted, seconded by Ms. Gernovich. AYES: ALL.

### **EXECUTIVE SESSION**

Chairman McGoey called for an Executive Session at 12:40 p.m. to discuss a personnel matter and 2017 salaries and incentives.

### **RECONVENE**

The board reconvened at 12:52 p.m.

### **EVALUATION**

Mr. Robinson asked that it be noted that the Executive Director, Mr. McNierney received a favorable performance evaluation.

### **NEW BUSINESS**

#### **Selection/Discussion of 2017 Meeting Dates**

Erie County Housing Authority Regular Meeting dates were selected for the 2017 calendar year. Arrangements have been made with the Conservation District to conduct the meetings at their facility on Wager Road for all of 2017.

#### **Displaced Granada Tenants**

Mr. McNierney informed the board that all displaced Section 8 tenants at Granada Apartments have been re-housed with the exception of one tenant. The last tenant is currently looking and all indications are that no more condemnations are imminent.

### **Updates**

- Mr. McNierney informed the board that new elevator door operators have been installed at Barnett Building in Albion. They are a big improvement.
- The recent Barnett REAC inspection is now finalized. We received a 91 score.
- Our Section 8 Program is now conducting group briefings rather than one-on-one interviews. The first briefing was held in October 13, 2016 and the second will be this Thursday, November 10<sup>th</sup>. The briefings are held in Waterford and will be scheduled monthly.
- Random Court disposition application is in a pending status; however, Mr. McNierney does not feel that the application will receive approval.

### **STANDARD REPORTS**

Ms. Weaver reviewed the Standard Reports, including vacancies, waiting lists, delinquencies, and Section 8 Housing Choice Voucher Program. The board was informed that the Section 8 waiting list reopened October 7, 2016 and remains open.

### **ADJOURNMENT**

There being no other business, the ECHA adjourned the regular meeting at 1:04 p.m. ON MOTION by Mr. DeRose to adjourn the November 8, 2016 ECHA meeting, seconded by Ms. Gernovich. AYES: ALL