

**ERIE COUNTY HOUSING AUTHORITY
REGULAR MEETING
WEDNESDAY, JULY 8, 2026, AT 11:30 A.M
CENTER PLACE APARTMENTS
100 NORTH CENTER STREET
CORRY, PA 16407**

Chairperson Downey called the Regular Meeting of the Housing Authority of the County of Erie to order at 11:37 a.m., with the following present:

BOARD

John Downey, Chairperson
Deonte Cooley, Member
Sherri Heasley, Member – Present by telephone
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EXCUSED

Bob Williams, Vice-Chairperson

COUNSEL

Timothy Wachter, Attorney at Knox, McLaughlin Gornall & Sennett, P.C.

STAFF

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

ROLL CALL

Meeting attendance was taken.

PUBLIC COMMENT

There was no Public Comment.

Chairperson Downey showed appreciation for William “Buzz” Hammond for his service as a Board member and welcomed back Sherri Heasley to the Erie County Housing Authority.

APPROVE MINUTES

On MOTION by Mr. Cooley seconded by Ms. Heasley, the Minutes from May 20, 2026, Regular Meeting were approved. AYES: All.

EXECUTIVE SESSION

Chairperson Downey called for an Executive Session at 11:40 a.m. and all staff members were excused.

RE-CONVENE

The Board re-convened at 12:21 p.m. with all members present.

On MOTION by Mr. Cooley seconded by Ms. Heasley, to authorize the termination of Tip Construction’s Right to Proceed with the Alterations to the Barnett Building Contract and file a Performance Bond Claim to complete the work. AYES: All.

On MOTION by Ms. Heasley, seconded by Mr. Cooley, to authorize the Executive Director and Chairperson of the Authority to execute any and all documents necessary to accept the transfer of 130 East Frederick Street in Corry, Pennsylvania. AYES: All.

Ms. Weaver thanked the Board.

NEW BUSINESS

Updates to Tenant Selection Plans – South Hill and Barnett Building

The Board had no questions related to the updates and Ms. Weaver announced there was no need for a vote because there is no Policy change.

Ms. Weaver reported that she and Ms. Sutton met with representatives of the City of Corry yesterday regarding the \$228,507 in 2023 Funding Year Community Development Block Grant (CDBG) funds that have become available when it was determined that the Storm Sewer Project on Spring Street had already been completed.

She said that Ms. Smith, City Manager, sent an email to City Council and everyone is in agreement to move the money to Kitchen Replacement at the Corry Community Center.

Ms. Weaver stated that the \$228,507 in available funds should cover the cost of upgrading the existing kitchen to a commercial kitchen. The upgrade would support the programs operated by the Corry Community Center and provide an opportunity for the kitchen to be rented for community use.

She advised that the Public Hearing is July 20, 2026 and afterwards, when City Council is in session they will approve the Resolution. She stated the Authority will send everything to the Department of Community and Economic Development (DCED) and begin the process of bidding that Project out because the funding must be spent before April 2, 2027. She noted that she is very excited for this project.

Ms. Weaver announced that the Authority scored 92 on the National Standards for the Physical Inspection of Real Estate (NSPIRE) at all the elderly properties. She said the inspector told her that the properties are kept very nice and she gave kudos to the maintenance staff for their hard work.

She shared with the Board that the contractor, Pinnacle Roofing, completed the roof replacement at College View Manor in one week and did a great job.

Ms. Weaver stated that Mr. Pettit has worked very hard getting proposals and the cameras at South Hill Apartments replaced with nice quality equipment. She said the Authority can provide access to the camera system to the Corry City Police if necessary.

Ms. Weaver advised that she received a letter from Attorney Agresti related to the current tax status of Rosewood Rental Company, LLC and showed the Board 2 packets of questions that she said took over 100 hours to answer. She stated that Mr. Pettit assisted her in gathering a banker's box of attachments and driving them to Attorney Agresti, who thanked Ms. Weaver.

Ms. Weaver said she spoke with Chairperson Downey when he was in the office about moving the Variable Annuity Life Insurance Company (Valic) Retirement Services /Corebridge Financial to Duncan Financial.

She clarified that this is an optional 457(b) plan for employees in which the Authority does not contribute. She stated the representative just disappeared approximately 2 years ago when she stopped corresponding and enrolling new employees.

Ms. Weaver said a meeting was held with Alex Kline of Duncan Financial, who emailed her yesterday after failing for an hour to locate Erie County Housing Authority in the Valic/Corebridge system.

Attorney Wachter stated that Pennsylvania Act 44 of 2009 requires the bidding process of financial services related to pensions. He said he would check into the matter and update Ms. Weaver.

FINANCIALS

BILLS

Mr. Pettit reviewed the Summary Financials and Bills Report as of May 31, 2026, and Extraordinary Bills Report from January 1, 2026, through June 30, 2026.

On MOTION BY Ms. Heasley, seconded by Mr. Cooley, the Erie County Housing Authority Financials and Bills were approved as presented. AYES: All.

STANDARD REPORTS

Ms. Weaver provided updates and answered questions related to the vacancies, applications, delinquencies, evictions and waiting lists for each Housing Authority Development.

She stated the Section 8 Choice Voucher Program waiting list is still closed and expected to be purged starting in September; the Highland Hills waiting list will also be closed and purged; and the purge for South Hill Apartments waiting list has been completed; however, remains closed due to the high number of applications.

ADJOURNMENT

ON MOTION by Mr. Cooley seconded by Ms. Heasley and there being no other business, the Regular Meeting was adjourned at 12:40 p.m. YES: ALL.