

REGULAR MEETING

January 17, 2025

The reorganization meeting of the Westmoreland County Housing Authority Board of Commissioners was called to order by Mr. Abraham and the following were present:

Robert T. Regola, Chairman
Joseph A. Dalfonso, Vice Chairman
Susan Kohler, Secretary
Thomas S. Abraham, Treasurer
Vacant, Member

Also present: Michael L. Washowich, Executive Director
William J. McCabe Solicitor
Linda Metz, Executive Administrative Assistant
Erik Spiegel, Director of Architect and Engineering
Rachel Fritz, Comptroller
Rich Chodolofsky, Tribune Review
Daniel J. Wukich, former WCHA chairman / board member
Westmoreland County Commissioner Sean Kertes

There being a quorum present, Mr. Abraham declared the meeting in session.

PUBLIC COMMENT

No public in attendance wanting to speak.

READING OR DISPENSING OF THE READING OF THE MINUTES

Mr. Dalfonso moved, and Mr. Abraham seconded the motion to dispense from the reading of the November 17, 2024, regular meeting minutes as submitted to the Board of Commissioners and accept them as presented, subject to any correction or deletions.

On a roll call, the motion was carried unanimously.

RATIFY THE PAYMENT OF BILLS

Mr. Dalfonso moved, and Mr. Abraham seconded the motion to ratify the payment of bills that are properly authorized and signed as presented and travel expenses for the Commissioners attending this meeting.

On a roll call, the motion was carried unanimously.

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MANAGEMENT REPORT

EXECUTIVE REPORT

Mr. Washowich thanked the board for all of its support during the past year which was highlighted by the opening of Grand View Senior Residences in Irwin and the proposal of Willowbrook Commons in Rostraver Township.

In addition to the board members, Mr. Washowich commended the WCHA staff for all of their hard work.

Mr. Washowich then proceeded to applaud Mr. Wukich, who recently resigned from the board after 22 years of service. “It has been wonderful to work with you,” he said. “WCHA is truly thankful.”

For his years of dedication, Mr. Washowich announced that Mr. Wukich along with the late board member Alvin Ansani, who served from 2001 to 2020, and former solicitor Eugene A. Ferace, Esq., who serviced from 2002 to 2022, were being honored with bronze plaques placed on WCHA’s Wall of Fame.

Mr. Wukich said he was very honored by the presentation.

FINANCIAL REPORT: Ms. Fritz provided a hard copy of the Annual Financial Report for the Year Ended Sept. 30, 2024.

MODERNIZATION REPORT: Mr. Spiegel also presented a hard copy of his report to the board regarding work done at WCHA’s sites throughout 2024.

NEW BUSINESS

Mr. Dalfonso moved, and Mr. Regola seconded a motion to adopt Resolution 2025-01 approving the ex-tenants accounts written off to collection loss for November and December of 2024.

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
November 2024	\$ 48,363.74	\$ 7,686.89
December 2024	\$ 24,867.59	\$ 288.62

On a roll call, the motion was carried unanimously.

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Mr. Abraham moved, and Mr. Regola seconded a motion to adopt Resolution 2025-02 honoring former board members Daniel J. Wukich and the late Alvin M. Ansani and former Solicitor Eugene A. Ferace for their many years of service to the Westmoreland County Housing Authority.

On a roll call, the motion was carried unanimously.

ADJOURNMENT

Mr. Dalfonso moved, and Mr. Regola seconded a motion to adjourn.

On a roll call, the motion carried unanimously.

Mr. Regola declared the meeting adjourned.