

REGULAR MEETING
March 31, 2026

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

Robert T. Regola, Chairman
Joseph A. Dalfonso, Vice Chairman
Susan Kohler, Secretary
Thomas S. Abraham, Treasurer (phone conference)
Jerry Radebaugh, Member

Also present: Michael L. Washowich, CEO / Executive Director
William J. McCabe Solicitor
Linda Metz, Executive Administrative Assistant
Erik Spiegel, Director of Architect and Engineering
Rachel Fritz, Comptroller
Rich Cholodofsy, Tribune Review

There being a quorum present, Mr. Regola 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. Radebaugh seconded the motion to dispense from the reading of January 16, 2026, reorganization and 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.

REGULAR MEETING

March 31, 2026

RATIFY THE PAYMENT OF BILLS

Mr. Radebaugh moved, and Mr. Dalfonso 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.

MANAGEMENT REPORT

EXECUTIVE REPORT

Mr. Washowich asked the board to approve the four items on the agenda that were mentioned in the work session.

MODERNIZATION REPORT: Mr. Spiegel said that he had mentioned in the work session that WCHA has a number of projects both on the construction side and in the pre-construction planning phase.

On the development side, there is Church View Senior Residences which is an active construction project while WCHA is looking to start construction on Willowbrook Commons in June or early July at latest. Willowbrook is expected to take a year for completion.

He went on to recognize the WCHA staff who are vital to all authority projects. “They do just a tremendous job,” he said.

FINANCIAL REPORT: Ms. Fritz provided a financial packet for the first three months of the year that started Oct. 1, 2025. The packet included details for each of WCHA’s asset management projects and central office costs.

CORRESPONDENCE

Hope in Life newsletter for March 2026.

REGULAR MEETING

March 31, 2026

OLD BUSINESS

None.

NEW BUSINESS

Mr. Dalfonso moved, and Mr. Radebaugh seconded a motion to adopt Resolution 2026-04 authorizing the CEO/Executive Director draft, promulgate, and enforce as needed rules for visitors to all Westmoreland County Housing Authority properties without further board approval.

On a roll call, the motion was carried unanimously.

Mr. Radebaugh moved, and Ms. Kohler seconded a motion to adopt Resolution 2026-05 approving the ex-tenants accounts written off to collection loss for January and February of 2026.

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
January 2026	\$ 31,388.36	\$ 4,304.51
February 2026	\$ 26,622.58	\$ 00.00

On a roll call, the motion was carried unanimously.

Mr. Dalfonso moved, and Mr. Radebaugh seconded a motion to adopt Resolution of 2026-06 approving amendment to the Grand View Residences Project-Based Voucher Housing Assistance Payments contract.

On a roll call, the motion was carried unanimously.

Mr. Abraham moved, and Mr. Radebaugh seconded a motion to adopt Resolution 2026-07 revising the Section 3 Plan in accordance with requirements stipulated by the U.S. Department of Housing and Urban Development (HUD).

On a roll call, the motion was carried unanimously.

REGULAR MEETING
March 31, 2026

ADJOURNMENT

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

On a roll call, the motion carried unanimously.

Mr. Regola declared the meeting adjourned.