

**REGULAR MEETING
FRIDAY, JANUARY 13, 2023**

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

Daniel J. Wukich, Chairman
Joseph A. Dalfonso, Secretary
Robert T. Regola, Member

Absent: Thomas S. Abraham, Vice Chairman
Norene Price, Treasurer

Also present: Michael L. Washowich, Executive Director
William J. McCabe Solicitor
Linda Metz, Executive Administrative Assistant
Erik Spiegel, Director of Architect and Engineering
Mark Swetz, Comptroller
Westmoreland County Commissioner Sean Kertes
Westmoreland County Commissioner Doug Chew
Paul Kosko
Paul Berginc

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

READING OR DISPENSING OF THE READING OF THE MINUTES

Mr. Regola moved, and Mr. Dalfonso seconded the motion to dispense from the reading of the November 22, 2022, 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 carried unanimously.

RATIFY THE PAYMENT OF BILLS

Mr. Dalfonso moved, and Mr. Regola 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 carried unanimously.

MANAGEMENT REPORT

EXECUTIVE REPORT:

Mr. Washowich reflected on the past year and thanked the board members for the cooperation and hard work. He also went on to thank his administrative staff including Administrative Assistant Linda Metz; Chief Financial Officer Mark Swetz and his team who “are vital to the success of this organization”; and Chief Operating Officer Erik Spiegel “whose tireless efforts are unreal and unmatched.”

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“All of you have done such a fantastic job and I want to congratulate all of you,” he said.

Mr. Washowich said that 2022 was yet another great year for Westmoreland County Housing Authority, but it was also very challenging. “It was a year in which our resolve was tested as an agency. It was a year when ugly rhetoric surfaced with opposition to our Grand View Senior Residences project in North Huntingdon Township, but I will assure you and attest to the fact that we’re currently under construction. That this agency was not deterred,”

According to Mr. Washowich, 2023 promises to be a very exciting year as Church View Estates continues through the planning process.

He also thanks all of WCHA’s residents.

“You know we’re here to serve our residents, and this housing authority remains second to none in the state of Pennsylvania.

And your leadership, and certainly it's what we do as an agency could not take place without your assistance

Mr. Washowich also thanked the county commissioners, Sean Kertes and Doug Chew who were attendance.

“Thank you for your continued partnership with this agency. As both of you are aware of the projects that we identify and earmark could not take place without a partner such as the county,” he said. “I want to thank you for your previous participation. And, I’ll be back to you again and hopefully you know we can continue the partnership that we’ve had and hope you really see the passion and the dedication of this organization.”

Mr. Washowich concluded, “As the fourth largest Housing Authority in the state, we remain committed to helping all and again, I want to thank sincerely this Ford once again for your passion and your commitment and your leadership, and certainly it’s what we do as an agency couldn’t take place without your assistance.”

PUBLIC COMMENT:

Commissioners Kertes and Chew offered their congratulations to WCHA for all of its efforts and said they looked forward to working with the authority in the future.

Commissioner Chew expressly noted that the tenants at Jeannette Manor who in the past had lodged complaints against WCHA have seemingly been satisfied with changes and efforts made at the Manor. “We’ve had several Jeannette residents over 2022 show up at our public meetings and ... they have had very positive comments as a reflection of director Washowich and his groups work to improve Jeannette Manor,” he said.

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Mr. Kosko introduced himself and announced to the board that was running for county commissioner. He said he's interested in learning about more about the authority and directing his attentions to the concerns of the authority's residents.

MODERNIZATION REPORT: Mr. Spiegel updated the board on WCHA's various projects that were undertaken in 2022 (see provided hard copy) and briefly discussed plans for the future including Church View Estates, a 24 unit patio home senior community in Norvelt and the First Commonwealth Bank building in downtown Greensburg.

FINANCIAL REPORT: Mr. Swetz gave an overview of the annual financial report for the year that ended September 30, 2022 (hard copy provided.)

Mr. Swetz said WCHA recognized about a \$2 million increase in net income in addition to a \$5 million depreciation expense.

"Really, we call it in the government world an excess of revenue over expenses of almost \$7 million which all of which stays with the Housing Authority and goes back into the various program."

CORRESPONDENCE

Hope in Life for January 2023 highlighting accomplishment during 2022.

OLD BUSINESS

No old business.

NEW BUSINESS

Mr. Dalfonso moved, and Mr. Regola seconded a motion to adopt Resolution 2023-01 approving of the Housing Choice Voucher Program waiting list.

On a roll call vote, the motion carried unanimously.

Mr. Regola moved, and Mr. Dalfonso seconded a motion to adopt Resolution 2023-02 approving the ex-tenants written off to collection loss:

| <u>Month</u> | <u>Public Housing</u> | <u>Section 8 New Construction</u> |
|---------------|-----------------------|-----------------------------------|
| November 2022 | \$ 16,300.89 | \$ 520.72 |

On a roll call vote, the motion carried unanimously.

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ADJOURNMENT

Mr. Dalfonso moved, and Mr. Regola seconded a motion to adjourn. On a roll call, the motion carried unanimously.

The Chairman declared the meeting adjourned.