

**REGULAR MEETING  
TUESDAY, SEPTEMBER 20, 2022**

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  
Thomas S. Abraham, Vice Chairman  
Joseph A. Dalfonso, Secretary  
Robert T. Regola, Member

Also present: Michael L. Washowich, Executive Director  
William McCabe, Solicitor  
Linda Metz, Executive Administrative Assistant  
Erik Spiegel, Director of Architecture and Engineering  
Mark Swetz, Comptroller

Members of the Public: Sherri Mickey  
Diane Fox  
Bruce Kramer

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

Public comment:

Bruce Kramer, Diane Fox and Sherri Mickey, all residents of Jeannette Manor, spoke to the board about an ongoing drug traffic problem in the building.

Mr. Kramer said there are alleged drug dealers on various floors of the building and referred to a recent incident in which a non-resident caused damage there.

“I know you guys are doing what you can but something else has to be done,” he said.

In response to Mr. Kramer’s concerns, Mr. Washowich pointed out that WCHA had secured an additional \$20,000 in funding from HUD for above baseline police coverage at Jeannette Manor for additional foot patrols.

“We’re hoping that helps,” said Mr. Washowich, adding that he recently sent a letter to the City of Jeannette requesting a meeting to discuss the additional police coverage. “We have to get a contract together and then we’ll formulate a plan on how they’re going to execute the foot patrols in the building for X number hours per week.”

Mr. Washowich thanked Mr. Kramer for his concerns but assured him and other meeting attendees, all Jeannette Manor residents, that the authority is doing all that it can do including placing cameras inside and outside of the building and making doors more secure. In the meantime, he and Mr. Wukich suggested that they express their concerns in writing to the city officials.

**REGULAR MEETING  
TUESDAY, SEPTEMBER 20, 2022**

Ms. Mickey thanked Mr. Washowich for the authority's efforts and has already reached out to the city and county commissioners. She also explained that damage is being done outside of the building as well including a garden that she and other residents pay for and tend too.

"We like living there and we want to make it look pretty," she said.

Ms. Fox also questioned what is being done about parking at the manor. She said that at times there is no parking as some residents have visitors or two vehicles. The situation is especially dire now as painting is being done at the building.

Mr. Spiegel told her that the painting should be down shortly relieving some of parking problems.

Mr. Washowich said the authority is waiting to hear back from the city regarding its purchase of an empty lot located across the street from the manor.

The meeting reconvened following public comments.

**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 June 21, 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. Abraham moved, and Mr. Wukich 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 explained that he had nothing more to report but stated, "We continue to work with our residents. We recognize there are problems. And I assure them that we are doing everything in our power" to rectify them.

**REGULAR MEETING  
TUESDAY, SEPTEMBER 20, 2022**

**MODERNIZATION REPORT:** Mr. Spiegel provided a hard copy of his report for review.

**FINANCIAL REPORT:** Mr. Swetz presented the operating budgets for public housing in the Central Office for the fiscal year beginning October 1, 2022 and ending September 30, 2023. (Hard copy available).

**CORRESPONDENCE**

Hope in Life for September newsletter

**OLD BUSINESS**

No old business.

**NEW BUSINESS**

Mr. Dalfonso made a motion and Mr. Abraham seconded the motion to adopt Resolution 2022-10 approving the budgets for the Asset Management Projects (AMP's) and the budget for the Central Office Cost Center (COCC) for the fiscal year beginning October 1, 2022 and ending September 30, 2023.

On a roll call vote, the motion carried unanimously.

Mr. Regola made a motion and Mr. Dalfonso seconded the motion to adopt Resolution 2022-11 approving the ex-tenants accounts written off to collection loss:

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
June 2022	\$ 10,529.47	\$ 1,695.62
July 2022	\$ 26,960.75	\$ 977.39
August 2022	\$ 3,567.09	\$ 00.00

On a roll call vote, the motion carried unanimously.

Mr. Abraham made a motion and Mr. Dalfonso seconded the motion to adopt Resolution 2022-12 approving revisions to WCHA's Admissions and Continued Occupancy Policy to specifically address locally declared natural disasters that occur within the county.

On a roll call vote, the motion carried unanimously.

Mr. Regola made a motion and Mr. Abraham seconded the motion to adopt Resolution 2022-13 approving Significant Amendments to Westmoreland County Housing Authority's combined Section 8 and Public Housing Family Self-Sufficient (FSS) Program Action Plan as required by HUD.

**REGULAR MEETING  
TUESDAY, SEPTEMBER 20, 2022**

On a roll call vote, the motion carried unanimously.

Mr. Dalfonso made a motion and Mr. Abraham seconded the motion to adopt Resolution 2022-14 authorizing the Executive Director to proceed with all aspects of the purchase of a structure and property located at 333 Walnut Avenue in Greensburg after complete due diligence.

On a roll call vote, the motion carried unanimously.

**ADJOURNMENT**

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

The Chairman declared the meeting adjourned.

  
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Secretary

**SEAL**