

**REGULAR MEETING
TUESDAY, JUNE 21, 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
Norene Price, treasurer (phone conference)
Joseph A. Dalfonso, Secretary
Robert T. Regola, Member (phone conference)

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: Irzha Krajnak
Sherri Mickey
Katie Mangrs

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

Public comment:

Irzha Krajnak, a resident of Jeannette Manor, asked shy she and her husband are having to temporarily move two floors down rather than to a vacant unit on the same floor while crews work on their apartment. She said that there are other residents also having to move which will cause confusion and inconvenience for all.

“This really upsets us, but there would be more aggravation with both, both of us moving are approximately on, well, it will be on the same day. Why tie up the elevator for so long when we could just move across the hall?” she stated.

Ms. Krajnak also questioned rumored problems with stoves at the manor. She personally has not had a problem, but she’s been told by other that they’re being told to remove the knobs to avoid gas seepage.

Sherri Mickey, also of Jeannette Manor, said she a several issues to discuss with the board, including the stoves. She said the Jeannette Fire Chief supports removal of the stoves.

“He wants those stoves gone. I spoke to him,” she said. “There’s actual fire reports of the gas being left on.”

Ms. Mickey also expressed her distain for the carpets in the handicapped apartments. “They’ve been there for 13 years. They’re disgusting.”

**REGULAR MEETING
TUESDAY, JUNE 21, 2022**

She said that one resident was told he'd have to move everything out of his apartment to get new carpeting and it would take to months to fix. "I don't thing carpeting takes that long."

Finally, Ms. Mickey commented on air quality reports in which she believes found four or five different modes of mold and high than normal levels of CO2. "I don't understand why you can't rectify."

The meeting reconvened following public comments.

READING OR DISPENSING OF THE READING OF THE MINUTES

Mr. Abraham moved, and Mr. Dalfonso seconded the motion to dispense from the reading of the May 3, 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. 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 carried unanimously.

MANAGEMENT REPORT

EXECUTIVE REPORT:

Mr. Washowich said that he really had nothing else to report. "I covered basically everything in the work session."

However, he said there was one other thing that he wanted to bring to light, and that was that this year marks the 22nd year that Mr. Wukich has served on the WCHA board, 20 years of which he has served as chairman.

In honor of Mr. Wukich's dedication, Mr. Washowich announced the renaming of the board room as the Daniel J. Wukich Executive Board Room.

"I don't know if you're aware, but this is 20th year as chairman," said Mr. Washowich. "On behalf of the Board of Commissioner and all of us in this room along with our 115 employees and all of our residents, I want to thank you for your 22 years of service."

He added, "Your leadership and guidance along with the support you offered to all the board members over the past 20 years has enabled this organization to reach new heights."

"I remain humble and grateful to have worked with you and all the board members through the years. I want to personally thank you for your support and friendship," he said.

**REGULAR MEETING
TUESDAY, JUNE 21, 2022**

Mr. Washowich pointed out that it was with the unanimous consent of the board that the board room was dedicated to and renamed after Mr. Wukich.

Obviously surprised, a modest Mr. Wukich offered a simple “wow” for the dedication.

He continued, “It seem like yesterday. It really does and I’m so happy that we’ve been able to accomplish what our objective has always been which is to provide good, quality housing in Westmoreland County.”

Having moved to Westmoreland County about 55 years ago, Mr. Wukich said he soon decided it would be the last place he was ever going to live. “I will never move from this place again,” he stated.

“I’m overwhelmed. I want to thank you and the board and everybody at the Authority,” said Mr. Wukich. “I can’t say it’s always been a pleasure, but it’s always been interesting! Thank you again.”

MODERNIZATION REPORT: Mr. Spiegel said he too had nothing new to report that was not presented in the work session.

FINANCIAL REPORT: Mr. Swetz presented a financial for October 1st, 2021, to March 31st, 2022. (Hard copy available.)

CORRESPONDENCE

Hope in Life for June newsletter

OLD BUSINESS

No old business.

NEW BUSINESS

Mr. Dalfonso made a motion and Mr. Abraham seconded the motion to adopt Resolution 2022-06 approving the submission of the Annual PHA Plan for Fiscal Year 2022-2023.

On a roll call vote, the motion carried unanimously.

Mr. Abraham made a motion and Mr. Dalfonso seconded the motion to adopt Resolution 2022-07 approving the submission of the 2022 Capital Fund Program Annual Statement and the 5-year Action Plan for WCHA.

On a roll call vote, the motion carried unanimously.

**REGULAR MEETING
TUESDAY, JUNE 21, 2022**

Mr. Dalfonso made a motion and Mr. Abraham seconded the motion to adopt Resolution 2022-08 approving the ex-tenants written off to collection loss:

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
April 2022	\$ 17,905.46	\$ 00.00
May 2022	\$ 19,304.21	\$ 1,991.88

On a roll call vote, the motion carried unanimously.

Mr. Abraham made a motion and Mr. Dalfonso seconded the motion to adopt Resolution 2022-09 authorizing the Executive Director to purchase four units in New Kensington for the price of \$230,000.

ADJOURNMENT

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

The Chairman declared the meeting adjourned.