

**REGULAR MEETING
FRIDAY, JANUARY 12, 2024**

The regular meeting of the Westmoreland County Housing Authority Board of Commissioners was called to order by Mr. Abraham who was asked to preside over the meeting by Mr. Wukich. The following were present:

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

Absent: 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
Rich Cholodofsky, Tribune Review

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. Wukich moved, and Mr. Dalfonso seconded the motion to dispense from the reading of the November 21, 2023, 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. 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.

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On a roll call, the motion was carried unanimously.

MANAGEMENT REPORT

EXECUTIVE REPORT:

Mr. Washowich opened his report by wishing all a happy and healthy 2024.

“I congratulate each and every one of you on your appointments and I look forward to continue working with this board,” he said. “You've heard me say in the past that we are proud to be the fourth largest Housing Authority in the state of Pennsylvania. But we do not take a back seat to any of those other housing authorities either above or below us.”

He pointed out that WCHA’s inventory consists of 2,500 units of which 1,600 are public housing. WCHA also administers 1,800 housing choice vouchers throughout the county. Mr. Washowich applauded the Authority’s entire staff for its continued success.

“All the success that we've had could not have taken place without the dedicated 130 full- and part-time employees of this agency. They do a tremendous job day in and day out,” he stated.

MODERNIZATION REPORT: Mr. Spiegel pointed out to the board members that the hard copy of his reports highlights the various projects that the Authority has ongoing in both the Public Housing and Capital Fund. He also added that Grand View is progressing on schedule and should be scheduled for occupancy in May.

FINANCIAL REPORT: Mr. Swetz presented a hard copy of his report.

CORRESPONDENCE

Hope in Life newsletter for December 2023.

OLD BUSINESS

No old business.

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NEW BUSINESS

Mr. Dalfonso moved, and Mr. Regola seconded the motion to adopt Resolution 2024-01 approving the ex-tenants accounts written off to collection loss for November of 2023.

<u>Month</u>	<u>Public Housing</u>	<u>Section 8 New Construction</u>
November 2023	\$ 31,679.21	\$ 1,792.17

ADJOURNMENT

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

On a roll call, the motion carried unanimously.

Mr. Wukich declared the meeting adjourned.