

**REGULAR MEETING
SEPTEMBER 17, 2024**

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

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

Absent: Daniel J. Wukich, Chairman

Also present: Michael L. Washowich, Executive Director
William J. McCabe Solicitor
Linda Metz, Executive Administrative Assistant
Erik Spiegel, Director of Architect and Engineering
Rachel Fritz, Comptroller
Ed Primm, Director of Development

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. Dalfonso moved, and Mr. Regola seconded the motion to dispense from the reading of the June 18, 2024, 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

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Mr. Regola 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 told the board members that he felt WCHA had a great grand opening of its newest community Grand View Senior Residences. Mr. Abraham said he was sorry to have missed the event.

“Yes, it was great. It was a great, great afternoon. We’ve gotten great feedback,” said Mr. Washowich. “Outside of that, there’s a number of items of the agenda that I covered during our workshop. And with that, I’ll turn it over to Rachel” for the financial report.

Finally, WCHA is the recipient of a \$250,000 grant for the Pennsylvania Housing Finance Agency. Through the agency’s PHARE/Realty Transfer Tax Grant the grant money will be used to restore the 57,898 square foot, six-story Troutman Building located in the Historic District of downtown Greensburg. M & L Associates applied for the grant on behalf of WCHA.

FINANCIAL REPORT: Ms. Fritz provided a hard copy of the new budgets for the Asset Management Projects (AMPs) and for the Central Office Cost Center (COCC) for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

She also offered a brief explanation of the budgeting process.

MODERNIZATION REPORT: Mr. Spiegel also presented a hard copy of his report to the board. He said he had nothing more to report that he did not present in the workshop meeting.

CORRESPONDENCE

Hope in Life newsletter for September 2024.

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OLD BUSINESS

No old business.

NEW BUSINESS

Mr. Regola moved, and Mr. Dalfonso seconded a motion to approve Resolution 2024-08 approving the budgets for the Asset Management Projects (AMPs) and for the Central Office Cost Center (COCC) for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

On a roll call, the motion was carried unanimously.

Mr. Dalfonso moved, and Mr. Regola seconded a motion to approve Resolution 2024-09 approving the ex-tenants accounts written off to collection loss for June and July 2024.

Month	<u>Public Housing</u>	<u>Section 8 New Construction</u>
June 2024	\$ 24,090.13	\$ 1,308.88
July 2024	\$ 35,530.99	\$ 4,122.00

On a roll call, the motion was carried unanimously.

Mr. Dalfonso moved, and Ms. Kohler seconded a motion to approve Resolution 2024-10 authorizing the Executive Director to proceed with all aspects of the purchase of property located in the Willowbrook Plan of Lots in Rostraver Township.

On a roll call, the motion was carried unanimously.

Ms. Kohler moved, and Mr. Dalfonso seconded a motion Resolution 2024-11 authorizing the Executive Director to proceed with all aspects of the purchase of approximately 6 acres of property in Hempfield Township for the purpose of building a solar array farm to provide electrical power to WCHA’s Hempfield Towers, a 202-unit affordable senior housing community.

On a roll call, the motion was carried unanimously.

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ADJOURNMENT

Mr. Regola moved, and Ms. Kohler seconded a motion to adjourn.

On a roll call, the motion carried unanimously.

Mr. Abraham declared the meeting adjourned.

Secretary

SEAL