

## THE HOUSING AUTHORITY OF THE CITY OF ERIE

Minutes – December 28, 2009 – 1:15 p.m., EST

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The Housing Authority of the City of Erie met at 1:15 p.m., on Monday, December 28, 2009, at 606 Holland Street.

The meeting was called to order by the Chair, Agnes R. Priscaro, and, upon roll call, those present and absent were as follows:

### Present

Agnes R. Priscaro  
C. Ted Dombrowski  
Trelane C. Sherrod

### Absent

Bishop Dwane Brock  
Donald C. Meyers

### Also in Attendance

John E. Horan, *Executive Director and Secretary*  
Donald E. Wright, Jr., Esquire, *Solicitor*  
Lynn Little, *Executive Secretary*  
Daniel Roessner, *Development Coordinator*  
Kim Preston, *Manager*  
Cynthia Grayson, *Manager*

Erica Erwin, *Erie Times News*  
Felix (Chip) Folletti, *Carpenter Local 81*  
Darrell Niemenski, *I.U.C.E.*  
Joe Zdunski, *City of Erie*  
Donald Crenshaw, *Crenshaw Bros.Const.*

## COMMENTS FROM CITIZENS

Mrs. Priscaro: Are there any comments from anyone in the audience?

Mr. Folletti: Yes. My name is Felix Folletti from the Carpenters Local 81. I would like to follow up on discussions from when I here at the last meeting regarding the award of a contract to Flynn Construction. I guess the Board is maybe aware of this, but Flynn's subcontractor committed suicide the day before Thanksgiving, over this. I just think that it is a shame and a terrible thing for his family to go through. And it is a shame that he was put in that position for that to have happened. I would also like to ask if Flynn Construction has followed up on fixing the siding the Monday after Thanksgiving, as it was stated in the November minutes. And, two, it has been 30 days, has Flynn Construction paid the restitution to the workers that were shorted in their pay?

Mr. Horan: I can answer the second part of that. The restitution has been paid, approximately \$17,000. It was paid prior to our last meeting. We do have signed releases from the Wage and Hour Division of HUD and also from the individuals that were involved and had not been paid. I cannot answer the question about siding. I have not had the opportunity to check on that, but I will.

Mr. Folletti: I went out last Sunday and took pictures again. Mr. Meyers seemed to question the fact that I was a carpenter, not an architect. I would like to show the difference between the people who do a professional job. (Passes out photos) You can see the difference; the nails are where they are supposed to be there are heads on these nails, the siding is caulked and sealed where water cannot get in. This is the job that is next door. I made mention of the fact of rust running down the building, here is a picture of rust running down the building.

Attorney Wright: Who committed the suicide?

Mr. Folletti: George, the GPK subcontractor that did not pay his employees.

Attorney Wright: Was he an Erie contractor:

Mr. Folletti: No, he was a Pittsburgh subcontractor.

Mr. Horan: Relative to the subcontractor, I don't know if anyone can ever say why somebody commits suicide. I think maybe you are off base when you say it was because of this incident. The subcontractor that was involved really had no action taken against him other than the fact that he agreed to be disbarred from doing any HUD work in the future. That is it. No money came out of his pocket to pay the employees that worked for him. All that money came from Flynn Construction. Obviously, someone who commits suicide has a lot of things going on that we don't understand, and it may or may not have contributed to it. It was tragic but he was in full agreement with the way in which the Wage and Hour Division investigator handled his employee situation. He was very pleased with the outcome, in terms of the way in which that was handled. You are right, it was a tragedy that it happened, but whether or not it was attributable to this particular contract is speculation, at best.

Mr. Dombrowski: This is the first I have heard of the suicide.

Mr. Horan: I was informed of it by Flynn Construction, maybe a week or so ago. I was not aware of it before.

Mr. Folletti: I spoke to the DOLH and I think there was a little bit of concern or worry on his part, I feel the same way. You are doing a job, you don't want to see anything come like that. And you are correct that it probably was not the only thing that played into it, but it didn't help matters. It is still a terrible thing to have happened.

Mr. Horan: We will check on these siding (photos) and make sure that this is corrected.

Mrs. Priscaro: Are there any other comments from anyone in the audience? If not we will move on to items II and III, the minutes and disbursements for November.

### **MINUTES OF NOVEMBER 23, 2009 MEETING**

Mrs. Sherrod introduced the following resolution:

**#6755 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE MINUTES OF THE NOVEMBER 23, 2009, REGULAR MEETING OF THE AUTHORITY ARE HEREBY APPROVED AS MAILED.**

It was moved by Mrs. Sherrod, and seconded by Mr. Dombrowski, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

*Ayes:* Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

*Nays:* None

### **DISBURSEMENTS FOR NOVEMBER 2009**

Mrs. Sherrod introduced the following resolution:

#6756 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE DISBURSEMENTS FOR NOVEMBER 2009, COPIES OF WHICH WERE FORWARDED TO THE MEMBERS AND COUNSEL PRIOR TO THIS MEETING, ARE HEREBY ACCEPTED.

It was moved by Mrs. Sherrod, and seconded by Mr. Dombrowski, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

*Ayes:* Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

*Nays:* None

### **BIDS/PROPOSALS RECEIVED**

#### ***Roth Marz Architectural Services for East 15<sup>th</sup> Street***

Mr. Horan: As the Board knows, we have two apartments on East 15<sup>th</sup> Street in the Dombrowski Apartments, that are being converted to be handicap accessible. We had received a proposal from the Roth Marz Partnership to do the architectural services for that work. You have a resolution authorizing the contract with Roth Marz Partnership. The total amount not to exceed \$18,507.64.

Mr. Dombrowski introduced the following resolution:

#6757 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO ENTER INTO A CONTRACT WITH ROTH MARZ PARTNERSHIP FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR FIRE REPAIR AND ACCESSIBILITY RENOVATIONS AT 418 AND 436 EAST 15<sup>TH</sup> STREET IN AN AMOUNT NOT TO EXCEED \$18,507.64.

It was moved by Mr. Dombrowski, and seconded by Mrs. Sherrod, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

*Ayes:* Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

*Nays:* None

### ***Cleaning and Painting Vacants at Various Sites***

Mr. Horan: We have advertised and taken bids for the contract painting of vacant units when they turn over. We turn over about 350 apartments a year. We are trying to get these done quicker. We put together bid documents to prep and paint approximately 300 apartments in 2010. We would continue to do all the mechanical work that would be required in those units with our own staff. We had estimated that this would cost about \$1,000 per unit. We received two bids. One bid was \$990,000 and the other bid was \$1,236,000, about \$3,300 per apartment. We are recommending that you reject those bids and authorize the staff to rework the bid documents so that we can bring something back to you that would be a lot closer to the estimated amount for the painting of these units. The new requirements from the Public Housing Assessment System that we are rated on every year by HUD is very heavily weighted now toward the turnover of vacant units and the number of vacant units. That is why we are trying to get these units done quicker. We do about 350 vacant units a year, but we also have 350 families move out every year. Our goal for 2010 is to reduce the turnover time and reduce the number of vacancies that we have. We have a resolution to reject the bids for the vacancy painting and authorize us to rework the bid documents.

Mrs. Sherrod introduced the following resolution:

**#6758 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE INTERIOR PAINTING OF VACANT UNITS ARE REJECTED AS OVER BUDGET. BE IT ALSO RESOLVED THAT STAFF IS AUTHORIZED AND DIRECTED TO REVISE THE BID DOCUMENTS TO REDUCE COSTS TO THE AVAILABLE BUDGET AMOUNT.**

It was moved by Mrs. Sherrod, and seconded by Mr. Dombrowski, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

**Ayes:** Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

**Nays:** None

### ***Installation of Tub Faucets at Agnes R. Priscaro Apartments***

Mr. Horan: We also advertised and received bids for installation of tub faucets at the Agnes R. Priscaro Apartments. We received four bids. The low bid was submitted George H. Althof, Inc. in the amount of \$13,200. We are recommending that the Board authorize that contract.

Mr. Dombrowski introduced the following resolution:

**#6759 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO ENTER INTO A CONTRACT WITH GEORGE H. ALTHOF, INC., THE LOW RESPONSIBLE BIDDER IN THE AMOUNT OF \$13,200 FOR THE INSTALLATION OF TUB FAUCETS AT AGNES R. PRISCARO APARTMENTS.**

It was moved by Mr. Dombrowski, and seconded by Mrs. Sherrod, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

**Ayes:** Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

**Nays:** None

***Installation of Vinyl Tile and Carpeting at the Quality of Life Learning Center***

Mr. Horan: We also advertised and received bids for the installation of vinyl tile and carpeting at the Quality of Life Learning Center. We received two bids. The low bid was submitted by Continental Flooring Company in the amount of \$16,380. We are recommending that you authorize that contract.

Mr. Dombrowski: John, that firm hired our people locally before, didn't they.

Mr. Horan: Yes, they have. I cannot tell you what their intent is on this project, but they have in the past.

Mrs. Sherrod introduced the following resolution:

#6760 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO ENTER INTO A CONTRACT WITH CONTINENTAL FLOORING COMPANY, SCOTTSDALE, AZ, THE LOW RESPONSIBLE BIDDER IN THE AMOUNT OF \$16,380 FOR THE INSTALLATION OF VINYL TILE AND CARPETING AT THE QUALITY OF LIFE LEARNING CENTER, 2046 EAST 19<sup>TH</sup> STREET, ERIE, PA.

It was moved by Mrs. Sherrod, and seconded by Mr. Dombrowski, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

**Ayes:** Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

**Nays:** None

***Replacing Toilet Flanges at Harbor Homes***

Mr. Horan: We advertised and received bids on the replacement of toilet flanges and related flooring work at Harbor Homes. We received four bids on this work. The low bid was submitted by Konkol Construction & Remodeling, Inc. in the amount of \$89,885. You have a resolution to that effect.

Mrs. Sherrod introduced the following resolution:

#6761 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO ENTER INTO A CONTRACT WITH KONKOL CONSTRUCTION AND REMODELING, INC., THE LOW RESPONSIBLE BIDDER IN THE AMOUNT OF \$89,885 FOR THE REPLACEMENT OF TOILET FLANGES AT HARBOR HOMES.

It was moved by Mrs. Sherrod, and seconded by Mr. Dombrowski, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

*Ayes:* Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

*Nays:* None

### ***Vehicle Insurance***

Mr. Horan: We also advertised and received bids on our vehicle fleet insurance. We received a single bid from Great Lakes Insurance Associates. They would place the coverage with Erie Insurance Exchange. The premium amount for a one-year policy would be \$14,515. We are recommending that you authorize that contract.

Mr. Dombrowski introduced the following resolution:

#6762 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO ENTER INTO A CONTRACT WITH GREAT LAKES INSURANCE ASSOCIATES, TO PROVIDE THE AUTHORITY'S VEHICULAR INSURANCE COVERAGE IN THE AMOUNT OF \$14,515, FOR A 12-MONTH PERIOD EFFECTIVE JANUARY 1, 2010 THROUGH DECEMBER 31, 2010. SAID COVERAGE TO BE PLACED WITH ERIE INSURANCE EXCHANGE.

It was moved by Mr. Dombrowski, and seconded by Mrs. Sherrod, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

*Ayes:* Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

*Nays:* None

### ***2010 Youth Library and Creative Arts Program at the John E. Horan Garden Apartments***

Mr. Horan: We also advertised for proposals for our Youth Library and Creative Arts program at the John E. Horan Garden Apartments. This is a program that we offer for the children who live in that particular neighborhood. The service is currently provided by the YMCA of Greater Erie. They have submitted a proposal to continue that service at a total cost of \$29,682, which is the exact same amount as their current contract. We are recommending that you authorize that contract for 2010.

Mrs. Sherrod introduced the following resolution:

#6763 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO ENTER INTO A CONTRACT WITH THE YMCA OF GREATER ERIE, INC., TO PROVIDE THE YOUTH LIBRARY AND CULTURAL ARTS PROGRAM AT THE JOHN E. HORAN GARDEN APARTMENTS, FOR THE PERIOD JANUARY 1, 2010 THROUGH DECEMBER 31, 2010, IN AN AMOUNT NOT TO EXCEED \$29,682.

It was moved by Mrs. Sherrod, and seconded by Mr. Dombrowski, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

*Ayes:* Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

*Nays:* None

### ***Collection Agency Agreement***

Mr. Horan: As the Board knows, we have historically used the Erie Credit Bureau for accounts of ex-tenants who left public housing owing us money. If they did not make arrangements to pay what they owed us within 30 days, then we would turn their account over to the Erie Credit Bureau. However, the Erie Credit Bureau has gone out of business. They declared bankruptcy earlier this year and closed. We needed another agency to turn these accounts over to. We have checked with the Buffalo Housing Authority, the Cuyahoga County Metropolitan Housing Authority in Cleveland, Ohio and the Allegheny and Pittsburgh Housing Authorities to see whom they use. We are recommending that you authorize a 12-month contract with Unicredit America, Inc. When they collect the money they keep 25 percent of the money they collect and 20 percent of the money that we collect. We collect money when people come back and re-apply. Unfortunately, we never know who that is going to be so we turn all of our accounts over. If somebody happens to come in to reapply and they are told they have a balance to pay then when they pay us the credit bureau gets a piece of it also. In prior years we have collected about \$25,000 a year ourselves. That would be about \$5,000 that they would get of that. We really don't have a choice in the matter, we have to have somebody to turn these accounts over to. This is the best we could get. We are recommending that you authorize that contract for 12-months.

Mr. Dombrowski introduced the following resolution:

#6764 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO ENTER INTO A CONTRACT WITH UNICREDIT AMERICA FOR THE COLLECTION OF EX-TENANT BALANCES AT A RATE OF 25 PERCENT FOR AMOUNTS THEY COLLECT AND 20 PERCENT FOR AMOUNTS COLLECTED BY THE HOUSING AUTHORITY OF THE CITY OF ERIE.

It was moved by Mr. Dombrowski, and seconded by Mrs. Sherrod, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

*Ayes:* Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

*Nays:* None

***C.O.P.P.S. Probation Agreement for 2010***

Mr. Horan: As a part of our C.O.P.P.S. program, we have a contract with the County to provide both an adult and a juvenile probation officer on site in public housing communities. This has been a very good relationship both for us and for the County Probation office. Our new contract would begin February 1, 2010. I am happy to say that the County has been extremely helpful from a financial standpoint because now their share of this contract is up to 45 percent of the cost. We have asked them to try and keep their cost to us where it has been. They have done that almost every year that we have had this contract. Right now our share would be \$81,520 for two probation officers and their share would be \$66,531. We are getting pretty close to a 50-50 split. We are recommending that the Board authorize another 12 months of the probation contract with Erie County in the amount of \$81,520.

Mrs. Sherrod introduced the following resolution:

#6765 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO CONTINUE THE CONTRACT WITH ERIE COUNTY IN AN AMOUNT NOT TO EXCEED \$81,520, FOR THE ON-SITE ADULT AND JUVENILE PROBATION SERVICES PROGRAM AS A PART OF THE AUTHORITY'S COMMUNITY-ORIENTED POLICE AND PROBATION SERVICES, FOR A 12-MONTH PERIOD COMMENCING FEBRUARY 1, 2010.

It was moved by Mrs. Sherrod, and seconded by Mr. Dombrowski, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

*Ayes:* Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

*Nays:* None

**COMMUNITY DEVELOPMENT ACTIVITIES**

***2010 Agency Plan Submission***

Mr. Horan: We have two items for your consideration. The first is our annual Agency Plan for the Housing Authority of the City of Erie. As you know, we have been working on this since the first of November. We had a public hearing December 16 at the John E. Horan Garden Apartments where we set forth our plan for the utilization of capital funds that we receive on an annual basis from the Department of Housing and Urban Development. We receive approximately \$3.6 million a year and this Plan sets forth how that money will be expended for the next five years. As I have said, we had a public hearing at the John E. Horan Garden Apartments in December with about 20 residents in attendance. We have received a number of written comments, including from the Mayor himself and from the Economic and Development office at City Hall. Also, from a number of agencies that work with us including the Probation office, the YMCA of Greater Erie, the Quality of Life Learning

Center, all in support of the draft Agency Plan. We only had one substantial change, and that is to add to the five-year statement the replacement of the boilers at Friendship Apartments. We are proposing that it be included in the 2014 budget, for Friendship Apartments, in the amount of \$100,000. That is the only change that has been made to the Draft since we originally sent it out on November 1, 2009. This document has to be submitted to Department of Housing and Urban Development by January 15, 2010. You have a resolution to approve and authorize the submission of the 2010 Agency Plan

Mrs. Sherrod introduced the following resolution:

#6766 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO SIGN THE ATTACHED STANDARD PHA PLAN/PHA CERTIFICATIONS OF COMPLIANCE FORM HUD-50077, FOR THE HOUSING AUTHORITY OF THE CITY OF ERIE'S FIVE-YEAR PLAN AND ANNUAL STATEMENT FOR 2010.

BE IT ALSO RESOLVED THAT THE PLAN IS APPROVED FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ON OR BEFORE JANUARY 15, 2010.

It was moved by Mrs. Sherrod, and seconded by Mr. Dombrowski, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

**Ayes:** Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

**Nays:** None

### ***American Recovery and Reinvestment Act Procurement Policy***

Mr. Horan: The second item is the American Recovery and Reinvestment Act Procurement Policy. As you know, the Erie Housing Authority received approximately \$4.6 million out of the stimulus money, also known as the American Recovery and Reinvestment Act money, and we have obligated 100 percent of that money now. It is rather interesting because after they signed the contracts with us and we had obligated about 85 percent of the money, HUD issued a policy on procurement. We have our own procurement policy and have been following it. However, HUD issued a policy which is much less restrictive than the policy that we follow. For instance, you do not have to get competitive bids for anything unless it is over \$100,000. The Housing Authority limit is \$10,000 under state law. The fact of the matter is that all of our procurement under the stimulus money had been done before we got the proposed new procurement policy. Nevertheless, HUD wants us to adopt this procurement policy for the ARRA money only, not for everything else that we do. You have a resolution adopting the sample procurement policy for ARRA money as directed by the Department of Housing and Urban Development for your consideration, even though the money has already been obligated.

Mrs. Sherrod introduced the following resolution:

#6767 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE PROPER AUTHORITY OFFICIALS ARE AUTHORIZED AND DIRECTED TO ADOPT THE AMERICAN RECOVERY AND REINVESTMENT ACT PROCUREMENT POLICY TO THE DIRECTIVE AND SAMPLE POLICY PROVIDED BY THE PITTSBURGH AREA HUD OFFICE.

It was moved by Mrs. Sherrod, and seconded by Mr. Dombrowski, that the resolution be adopted as introduced and read.

On the question, roll was called with the following results:

**Ayes:** Agnes R. Priscaro, C. Ted Dombrowski, Trelane C. Sherrod

**Nays:** None

### ***2010 Housing Authority Calendar***

Mr. Horan: We have our 2010 Housing Authority calendar. Every year we issue a calendar and try to feature something that our residents are doing or an historical perspective on the housing authority. We have featured the Gardens of Public Housing, Art in Public Housing, the Children of Public Housing, Heroes of Public Housing and so forth. This year our theme is Recession-proof Recipes by Our Resident. We went through a contest and selected twelve recipes that were provided by our residents for dinner recipes for four for under \$10. We will mail about 3,000 calendars to our residents who live in public housing and Section 8 housing and to about 500 individuals and agencies and organizations that also receive our newsletter. We really like this year's calendar. It has a nice theme to it given the fact that people are trying to stretch a buck but it also tells some very interesting stories about twelve of our residents. We think our residents are second to none and we appreciate what they do, what they have to offer.

Mr. Crenshaw: I have a question on the bid that was for the prepping of the houses when tenants move out. With some of the dollars you have already spent of the ARRA funds, would the Housing Authority be willing to think about the fact that a private company working with local tenants or individuals from within the area, especially Section 3 that would partner with and go in and clean some of these houses. As you stated, under the ARRA in compliance you could go up to \$100,000 without having to bid as in the normal policy that is in place now is much larger. But if you took the \$1,000,000 bid that was just received and maybe broke that out, you may be closer to your budget utilizing individuals that would be from within the Housing Authority to address some of these type items. The fact that you have disbursed or allocated the majority of those funds, also, that is the first part of the question, would you look at doing that. The second part of the questions would be a way to ascertain the fact of using their outline, especially from a subcontractor standpoint level up to that \$100,000 bracketing or sectioning out pieces that you could utilize more local contractors and MBEs especially in this area. One of the problems with the Housing Authority as a whole, when such large dollars come through is you let those individuals who can bid on them, even though your policy is \$5,000 and better that goes out to bid, if the other policy is for \$100,000 you can use it to section off to smaller packages and part of the language to be in that package could be for MBEs or WBEs in the area, that you may be able to get closer to the number that you are looking at, but more importantly generate growth and business by using some of the local contractors that could meet those guidelines that your having a desire to meet.

Mr. Horan: The money for the American Recovery and Reinvestment Act has all been obligated. So the \$100,000 ceiling really is a moot issue at the present time. So we are back to advertising for competitive bids on anything that we estimate that is over \$10,000. That is what we are obligated to do under State law. We are always interested in providing opportunities for our residents. As you know we have been doing that under contracts that we have let for the last 30 years and we will continue to do that. As we look at what our options are relative to getting these units turned over more quickly, we would certainly look at suggestions that would involve the utilization of our residents. They would be a part of that under any circumstance because of the requirements that we have that contractors give first preference, if they are hiring, to public housing residents. That is in there already. I think you are talking about something a little bit more than that, if I understand you correctly. We would be interested in considering any proposals, unfortunately we are not able to limit our bidding to MBEs or WBEs or Section 3, and we can only incorporate those as goals. We cannot say this is only for MBEs or only for WBEs or only for Section 3 businesses but certainly we would continue to push that as a goal of any contracts that we let as we have been doing. Within those constraints, we would be happy to entertain any suggestions.

Mr. Crenshaw: I guess from a legal standpoint maybe to Mr. Wright the difference between the stipulations under the state level and the percentages and the stipulations between the ARRA levels. Which actually supersedes?

Attorney Wright: The ARRA requirements supersedes, except those funds are already obligated.

Mr. Crenshaw: So now my next question is if the ARRA rules supersede, is there a way to modify your existing procedure to come closer to and still be in line with the state because the only other guidelines you use on the other level for contractors are strictly on the state level. Correct?

Attorney Wright: Correct.

Mr. Crenshaw: Under those state level rules and regulations that are there, is there any modification that you see that would fall closer toward some of the regulations of the ARRA or can you not even compare them?

Attorney Wright: Clearly under the state law, we are a governmental body so we have prevailing wage issues that we follow, MBE requirements that we follow, and government bidding guidelines and those are the issues that we deal with.

Mr. Crenshaw: The only thing I had looked at when you talk about the ARRA is while there was an executive order passed last month by the government there is all of these orders coming that definitely follow the ARRA funds. But then I ask, who is looking at other ones as in you wouldn't have one set of rules that say go left and another set of rules to go right.

Attorney Wright: Why the Commonwealth is setting themselves up for rules and requirements right now is, I suspect, there is going to be a large amount of federal ARRA dollars coming down in January and February. I suspect they are laying the groundwork for how you are going to use those

dollars for rapid implementation of construction projects. That is what I think is going to happen.

Mrs. Priscaro: Is there anything else for the good of the order? If not, I will entertain a motion to adjourn.

There being no other comments, the meeting was adjourned upon proper motion at 1:44 p.m.

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Agnes R. Priscaro, Chair

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John E. Horan, Executive Director and Secretary