

THE HOUSING AUTHORITY OF THE CITY OF ERIE

Minutes – July 24, 2023 – 6:00 p.m., DST

The Housing Authority of the City of Erie met at 6:00 p.m., on Monday, July 24, 2023, at The Erie Art Museum at 20 East 5th Street.

The meeting was called to order by the Chair, Bishop Dwane Brock, and upon roll call, those present and absent were as follows:

Present

Bishop Dwane Brock
Patricia E. Mickel
Ned Smith
Donald J. Fuhrmann, Jr.

Absent

Sean Dugan

Also in Attendance

Michael R. Fraley, <i>Executive Director and Secretary</i>	Dr. Onjanette L. Jackson, <i>Curry Foundation</i>
Dusti Dennis, <i>Deputy Director</i>	Celeste McCallum, <i>Receptionist</i>
Jennifer Sheldon, <i>Assistant Director of Compliance</i>	Beverly Thorne, <i>Manager</i>
Timothy Sennett, <i>Esquire, Solicitor</i>	Stacie Sullivan, <i>Section 8 Coordinator</i>
Robin Bambauer, <i>Administrative Assistant</i>	
Laurie Rocco, <i>Purchasing Manager</i>	
Ed Drexler, <i>Curry Foundation Treasurer</i>	
Jessica Horan, <i>Curry Foundation</i>	

Parents

Cholhok Abol, Ibrahim Aljallad, Jessica Thomas, Anthony Przybylski, Fatima Abdimula, Ida Hills-Davis, Jose J. Morales, Jr., Amber Barnes, Alyssa Grande, Serena Adams, Andrew Pur, Elizabeth Wal Kam, Allie Downes.

Louis J. Tullio Scholarship Recipients

Arianna Jenkins, Sejla Ibrahimovic, Amarion Tarver, Pheben Hailu, Lolema Bwandola, Damario Crawford (Desiree Crawford).

Ellen Curry Scholarship Recipients

Awut Mangok, Yousiff Babiker, Omer Babiker, Daikhari Blanks, Aveniel Grande, Paul Dovishaw, Jr., Emmanuel Pur, Gatdet Pur, Buay Pur, Emily Pur, Gracelynn Downes, Xiomari Morales, Wyatt Thomas, Carson Thomas, Hayden Hill, Jessence Coleman, Jeremiah Heidelberg, Kali Qualls, Casey Shaw.

AMENDMENTS TO THE AGENDA

None.

COMMENTS FROM CITIZENS

None.

MINUTES OF JUNE 26, 2023 MEETING

On motion by Bishop Brock the following resolution was introduced:

#8110 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE MINUTES OF THE JUNE 26, 2023 REGULAR MEETING OF THE BOARD OF THE AUTHORITY ARE HEREBY APPROVED AS MAILED.

It was moved by Ned Smith and seconded by Patricia E. Mickel, that the resolution be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

DISBURSEMENTS FOR JUNE 2023

On motion by Bishop Brock the following resolution was introduced:

#8111 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE DISBURSEMENTS FOR JUNE 2023, COPIES OF WHICH WERE FORWARDED TO THE MEMBERS AND COUNSEL PRIOR TO THIS MEETING, ARE HEREBY ACCEPTED.

It was moved by Ned Smith, and seconded by Patricia E. Mickel, that the resolution be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

SECTION 8/PUBLIC HOUSING PROGRAMS

There is no action to be taken.

BIDS / PROPOSALS RECEIVED

HomePLUS Program 2023-2025 Case Management and Direct Services for Elderly Residents and Persons with Disabilities At Friendship Apartments and Schmid Towers

Mr. Fraley: This is a recommendation for the Senior Support Services that we run through GECAC. We received one bid from GECAC, it is the same amount of \$924,000 that it has been for the last three contracts. I think that GECAC has done a very good job and I would recommend that we enter into a contract with GECAC for \$924,000 over a two-year period beginning August 1, 2023 to July 31, 2025. In the contract it states that the second year is contingent upon us having funds to operate the program.

On motion by Bishop Brock, the following resolution was introduced:

#8112 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 TWO-YEAR CONTRACT WITH THE GREATER ERIE COMMUNITY ACTION COMMITTEE (GECAC) TO PROVIDE *HOMEPLUS* SERVICES TO THE 400 RESIDENTS OF FRIENDSHIP APARTMENTS AND SCHMID TOWERS EFFECTIVE AUGUST 1, 2023, THROUGH JULY 31, 2025, IN AN AMOUNT NOT TO EXCEED \$462,000 PER YEAR.

BE IT ALSO RESOLVED THAT THE SECOND YEAR OF THE CONTRACT WILL BE CONTINGENT UPON THE AVAILABILITY OF FUNDS

It was moved by Ned Smith, and seconded by Patricia E. Mickel, that the resolution be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

Trash, Rubbish and Garbage Collection

Mr. Fraley: This is a recommendation for Trash, Rubbish and Garbage Collection. We received one bid from Waste Management. Our current per unit per month cost is \$28,477.71. In the first year of the contract, it would increase to \$31,430.29; in the second year it would increase monthly to \$33,000.85. It would be a two-year total not to exceed \$773,173.68. We are asking the Board to approve it for two years with an option to renew for two years.

On motion by Bishop Brock the following resolution was introduced:

#8113 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 WASTE MANAGEMENT OF PENNSYLVANIA, INC., THE SOLE BIDDER, FOR A TWO-YEAR PERIOD EFFECTIVE AUGUST 1, 2023 THROUGH JULY 31, 2025 FOR INDIVIDUAL TRASH, RUBBISH, AND GARBAGE COLLECTION AT ALL PUBLIC HOUSING LOCATIONS IN ACCORDANCE WITH THE ATTACHED SCHEDULE.

BE IT ALSO RESOLVED THAT AT THE SOLE DISCRETION OF THE HOUSING AUTHORITY THE RIGHT TO EXTEND THE CONTRACT FOR AN ADDITIONAL TWO-YEAR PERIOD IS IN EFFECT.

It was moved by Donald J. Fuhrmann, Jr., and seconded by Ned Smith, that the resolution be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

Installation and Servicing of 8-, 20- and 30-Yard Trash Containers

Mr. Fraley: This for installation and servicing of trash containers. Throughout the year, we have neighborhood clean-ups and have trash containers on-site. We also have containers at the John E. Horan Garden Apartments, Harbor Homes, Lake City Dwellings and Erie Heights. We received two bids for this. One was from Waste Management the other was from Pro Waste Services. Waste Management has been the provider of these services for the last 20 years. They are the low bidder, so we would recommend to the Board that they approve a two-year contract beginning August 1, 2023 and going through July 31, 2025 with the option at our discretion to renew for an additional two years.

#8114 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 WASTE MANAGEMENT OF PENNSYLVANIA, INC., FOR A TWO-YEAR PERIOD EFFECTIVE AUGUST 1, 2023 THROUGH JULY 31, 2025 FOR THE INSTALLATION AND PICK-UP OF 8-, 20- AND 30-YARD ROLL-OFF TRASH CONTAINERS AT VARIOUS LOCATIONS IN ACCORDANCE WITH THE ATTACHED SCHEDULE.

BE IT ALSO RESOLVED THAT AT THE SOLE DISCRETION OF THE HOUSING AUTHORITY THE RIGHT TO EXTEND THE CONTRACT FOR AN ADDITIONAL TWO-YEAR PERIOD IS IN EFFECT.

It was moved by Patricia E. Mickel, and seconded by Donald J. Fuhrmann, Jr., that the

resolutions be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

Ranges, Refrigerators

Mr. Fraley: This is for ranges and refrigerators. The sole bidder was GE for a three-year period beginning August 1, 2023, based on the attached document. GE has supplied this service for the last 15 years and they were the sole bidder so we would recommend that the Board approves GE to supply the Ranges and refrigerators for the next three years.

Bishop Brock: How many Ranges?

Mr. Fraley: It all depends, every year it changes. When working on a vacant unit, if the refrigerator is in good shape, we don't replace it. Our hope is that they will last five years.

Bishop Brock: What do we do with the old ones?

Mr. Fraley: We take them to Lincoln Metal or sometimes Beez Appliances.

Ned Smith: Our refrigerators only last 5 years?

Mr. Fraley: No, they last longer than that. It is our hope that they last five years. If we remove a refrigerator or stove only 3 years old, we charge the tenant a percentage to replace them.

On motion by Bishop Brock the following resolution was introduced:

#8115 BE IT RESOLVED THAT 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 GENERAL ELECTRIC COMPANY FOR RANGES AND REFRIGERATORS PER THE ATTACHED PRICE SCHEDULE, FOR A THREE-YEAR PERIOD, EFFECTIVE AUGUST 1, 2023.

It was moved by Ned Smith, and seconded by Donald J. Fuhrmann, Jr., that the resolution be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

30- and 40-Gallon Water Heaters

Mr. Fraley: This is for the hot water heaters. There were two bids, one was from R.E. Michel Company and one from Trumbull Industries. R.E. Michel Company being the low bidder. The price for 30-gallon hot water tanks in the first year is \$583.00, the second year is \$613.00, and the third year is \$644.00. Our current cost is \$452.00. You see a big increase in the first year because this was the end of a three-year contract, and everything went up in price. The next two years are not nearly as high. It's about a 5% increase in the second and third years. Again, we received two bids, R.E. Michel Company and Trumbull Industries, R.E. Michel Company being the low bidder and has provided these for the last 15-20 years.

On motion by Bishop Brock the following resolution was introduced:

#8116 BE IT RESOLVED THAT 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 R. E. MICHEL COMPANY FOR HOT WATER HEATERS PER THE ATTACHED SCHEDULE FOR A THREE-YEAR PERIOD, EFFECTIVE AUGUST 1, 2023.

It was moved by Ned Smith and seconded by Patricia E. Mickel that the resolution be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

Smoke Alarm Upgrades at Better Housing East and West

Mr. Fraley: This is for Smoke Alarm Upgrades at Better Housing East and West. Upgrades means that the current smoke alarms are not hardwired, and we want them hardwired so that if something happens, we know. There were three bidders, Connecto Electric, LP Electric and Wm. T. Spaeder. Wm. T. Spaeder was the low bidder at \$24,900.00. We are recommending that they be chosen as the contractor.

On motion by Bishop Brock the following resolution was introduced:

#8117 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 WM. T. SPAEDER, INC. THE LOW RESPONSIBLE BIDDER, FOR SMOKE ALARM UPGRADES AT BETTER HOUSING, AT A COST NOT TO EXCEED \$24,900.

It was moved by Patricia E. Mickel, and seconded by Donald J. Fuhrmann, Jr., that the resolution

be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

Lead Base Paint Abatement Phase 4 at Harbor Homes

Mr. Fraley: This is for Lead Base Paint Abatement Phase 4. We will be giving out a recommendation next month for Phase 5. We are hoping that ends the original 1-million-dollar grant that we received from the Department of Housing and Urban Development. We received two bids, the low bid being from Rules Construction for \$237,000. Hoffman United, who has done the first 3 phases was the second bid at \$242,500. Both are certified, I asked Iuminada to call the City to verify that Rules was still certified, and they are. Looking at the work they are doing for us now, they will do an excellent job. Our recommendation is that the Board approve Rules Construction for Phase 4.

On motion by Bishop Brock the following resolution was introduced:

#8118 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 RULES CONSTRUCTION, LLC, THE LOW RESPONSIBLE BIDDER, FOR LEAD BASE PAINT ABATEMENT PHASE 4 AT HARBOR HOMES, AT A COST NOT TO EXCEED \$237,000.

It was moved by Ned Smith, and seconded by Patricia E. Mickel, that the resolution be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

Vehicle Insurance Renewal

Mr. Fraley: This is for vehicle insurance renewal. We are asking the Board to approve Wagner Giblin Insurance for the increase from \$24,237.73 to \$29,923.60. That is a 23% increase. We have been very happy with Wagner Giblin. We just had an incident where we had an accident in January, and they advised us not to turn it in because they didn't think it would cost that much. Well once we went to have it repaired apparently our trucks have a special kind of bumper on them and the cost was \$9,000. We re-submitted it to Wagner Giblin and they did approve it. They have been good to work with. This is the fourth year of the Contract; we will probably bid

it out in the 5th year. We are asking the Board to approval the renewal in the amount of \$29,923.60.

On motion by Bishop Brock the following resolution was introduced:

#8119 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 RENEW A CONTRACT WITH WAGNER GIBLIN INSURANCE FOR THE AUTHORITY'S VEHICLE INSURANCE, FOR A 12-MONTH PERIOD COMMENCING AUGUST 1, 2023, THROUGH JULY 31, 2024. SAID COVERAGE TO BE PLACED WITH WAGNER GIBLIN INSURANCE, FOR A PREMIUM OF \$29,923.60.

BE IT ALSO RESOLVED THAT THE HOUSING AUTHORITY RESERVES THE RIGHT TO RENEW CONTRACT, ON A YEARLY BASIS, FOR THE NEXT YEAR.

It was moved by Donald J. Fuhrmann, Jr., and seconded by Patricia E. Mickel, that the resolution be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

Erie Heights Rent Increase for New Move-Ins

Mr. Fraley: This is for an adjustment for people newly moving into Erie Heights. We want to increase the rents beginning October 1, 2023. That will give us time to inform people. A one-bedroom unit will go from \$405 to \$475; a two-bedroom unit will go from \$485 to \$550, and a three-bedroom will go from \$575 to \$650. Security deposits will now be first months rent. This also affects Curry/Schell for the security deposit only.

On motion by Bishop Brock the following resolution was introduced:

#8120 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 ADJUST THE SECURITY DEPOSITS AND RENTAL AMOUNTS FOR NEW MOVE-INS AT ERIE HEIGHTS DEVELOPMENT AND CURRY/SHELL APARTMENTS AS ATTACHED HERETO EFFECTIVE 10/1/23.

- I. Erie Heights Rent Amounts for New Move-ins Effective 10/1/23
 1. One-Bedroom – \$475.00
 2. Two Bedroom – \$550.00
 3. Three Bedroom – \$650.00

II. Security Deposits

- A. Erie Heights – First month's rent.
- B. Curry Schell – First month's rent.

It was moved by Ned Smith and seconded by Patricia E. Mickel that the resolution be adopted as introduced and read.

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

Ayes: Bishop Dwane Brock, Patricia E. Mickel, Ned Smith, Donald J. Fuhrmann, Jr.

Nays: None

Mr. Fraley: There is no other business to discuss. We will be doing the presentation for the Ellen Curry Foundation beginning at 6:30 pm.

There being no other comments, the meeting was adjourned upon proper motion at 6:13 p.m.



Bishop Dwane Brock
Chair



Michael R. Fraley
Executive Director and Secretary