

THE HOUSING AUTHORITY OF THE CITY OF ERIE

Minutes – November 24, 2025 – 1:15 p.m., DST

The Housing Authority of the City of Erie met at 1:15 p.m., on Monday, November 24, 2025, at 606 Holland Street.

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

Present

Archbishop Dwane Brock
Patricia E. Mickel
Ned Smith
Sean Dugan
Donald J. Fuhrmann, Jr.

Absent

Also in Attendance

Dusti Dennis, *Executive Director and Secretary*
Cherie Kinem, *Deputy Director*
Timothy Sennett, *Esquire, Legal Counsel*
Linda Lewis, *Controller*

Robin Bambauer, *Administrative Assistant*
Jennifer Sheldon, *Associate Director of Compliance*
Cynthia Grayson, *Manager*

Archbishop Brock: We would like to take a moment to remember James Sherrod, who was the a long time, executive director of the Martin Luther King Center, an icon within the community. A young man who did his work and served the community in a very special way. Behind the scenes, he worked hard and worked diligently to bring about differences in the community made a lot of friends and a lot of patriots and just people in general, and so if we could just have a moment of silence in memory of Mr. James Sherrod.

AMENDMENTS TO THE AGENDA

None

COMMENTS FROM CITIZENS

None

MINUTES OF OCTOBER 27, 2025 MEETING

Archbishop Dwane Brock introduced the following resolution:

#8358 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE MINUTES OF OCTOBER 27, 2025 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: Archbishop Dwane Brock, Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

Nays: None

DISBURSEMENTS FOR OCTOBER 2025

Archbishop Dwane Brock introduced the following resolution:

#8359 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE DISBURSEMENTS FOR OCTOBER 2025, 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: Archbishop Dwane Brock, Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

Nays: None

PERSONNEL

Administrative Longevity Payments

Ms. Dennis: Last year, administrative staff were provided with longevity bonuses at \$150 per every five-year increment. This year we are requesting \$175 for every 5-year increment. Clerical and Maintenance Longevity amounts are defined by their respective union contracts.

Archbishop Dwane Brock introduced the following resolution:

#8360 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 APPROVE LONGEVITY AMOUNTS FOR ADMINISTRATIVE EMPLOYEES AT \$175.00 PER FIVE YEAR INCREMENTS. CLERICAL AND

MAINTENANCE LONGEVITY AMOUNTS ARE DEFINED BY THEIR RESPECTIVE UNION CONTRACTS.

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

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

Ayes: Archbishop Dwane Brock, Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

Nays: None

Approval to Create a Position of Director of Development

Ms. Dennis: We are requesting approval to create a position titled Director of Development with a salary range of \$80 to 100,000. This position would go after local, state and federal funding and work closely with Cherie and Linda and I to secure funding for potential development projects down the road.

A motion was made by Patricia E. Mickel and seconded by Ned Smith to approve the development of this position.

CONSOLIDATED PROGRAM

2025 Payment in Lieu of Taxes (PILOT)

Ms. Dennis: This is our 2025 pilot payment to the city, school district and county of Erie, the total 2025 pilot payment will be \$528,349.14 distributed to the local taxing bodies.

Archbishop Dwane Brock introduced the following resolution:

#8361 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE 2025 PAYMENT IN LIEU OF TAXES (PILOT) TO THE LOCAL TAXING BODIES IS HEREBY APPROVED, AS FOLLOWS:

CITY OF ERIE	\$187,663.00
ERIE SCHOOL DISTRICT	\$255,445.28
COUNTY OF ERIE	<u>\$ 85,240.86</u>
TOTAL 2025 PILOT	\$528,349.14

Ned Smith: Could I just make a comment on that? Will that be advertised? I noticed there's a lot more presence with Facebook and Housing Authority information.

Linda Lewis: The amount this year is \$54,089.43 more than last year.

Ned Smith: That is a significant contribution to the community. Absolutely. I think people need to know.

It was moved by Patricia E. Mickel, 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: Archbishop Dwane Brock, Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

Nays: None

BIDS & PROPOSALS RECEIVED

2026 Creative Arts Program at the John E. Horan Garden Apartments

Ms. Dennis: This is for the Creative Arts Program at the John E. Horan Garden Apartments. We received one proposal when we went out for proposals and that was received from Dafmark Dance Theater. Dafmark currently has the contract, and they are proposing no increase for the new contract year which would be starting January 1, 2026 through December 31, 2026 in an amount not to exceed \$48,000 we are requesting to award that proposal to Dafmark.

Archbishop Dwane Brock introduced the following resolution:

#8362 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 DAFMARK DANCE THEATER, TO PROVIDE THE CREATIVE ARTS PROGRAM AT THE JOHN E. HORAN GARDEN APARTMENTS, FOR THE 12-MONTH PERIOD COMMENCING JANUARY 1, 2026 THROUGH DECEMBER 31, 2026, IN AN AMOUNT NOT TO EXCEED \$48,000.00.

It was moved by Ned Smith, and seconded by Sean Dugan, that the resolution be adopted as introduced and read.

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

Ayes: Archbishop Dwane Brock, Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

Nays: None

Family Support Center/Services at the John E. Horan Garden Apartments

Ms. Dennis: This is for the Family Support Center and FSS Caseworker at the John E. Horan Garden Apartments currently held by the Multicultural Community Resource Center. They were the only respondent to the RFP. So, we are requesting to award the contract to them beginning December 1, 2025 through November 30, 2026. The proposal for the Multicultural Resource Center at the John E. Horan Garden Apartments will be for \$175,110. They are also proposing \$57,232 for the FSS Case Manager, for a total contract cost of \$232,342.00 .

Archbishop Dwane Brock introduced the following resolution:

#8363 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 MULTICULTURAL COMMUNITY RESOURCE CENTER TO PROVIDE FAMILY SUPPORT CENTER/SERVICES AT THE JOHN E. HORAN GARDEN APARTMENTS, FOR THE 12-MONTH PERIOD COMMENCING DECEMBER 1, 2025 THROUGH NOVEMBER 30, 2026, IN AN AMOUNT NOT TO EXCEED \$175,110.00.

BE IT ALSO RESOLVED TO INCLUDE THE PUBLIC HOUSING FAMILY SELF-SUFFICIENCY CASEWORKER YEARLY SALARY AND OTHER DIRECT COSTS FOR THE POSITION, AT A COST NOT TO EXCEED \$57,232.00. THE TOTAL COST OF THE CONTRACT IS \$232,342.00

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: Archbishop Dwane Brock, Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

Nays: None

2025-26 Community Services Program and After School and Summer Youth Program at Harbor Homes, Harbor Homes Annex, Eastbrook and Scattered Sites

Ms. Dennis: This one is for our After School and Summer Youth Program for Harbor Homes, Harbor Homes Annex, Eastbrook and Scattered Site areas. This is currently held by the JFK Center. They were, again, the only respondent at a contract cost not to exceed \$200,000 which is their current contracted amount. This contract will begin December 1, 2025 and run through November 30, 2026.

Archbishop Dwane Brock introduced the following resolution:

#8364 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 JOHN F. KENNEDY CENTER INC. TO PROVIDE A COMPREHENSIVE PROGRAM OF SERVICES FOR FAMILIES AND INDIVIDUAL RESIDENTS OF THE HARBOR HOMES, HARBOR HOMES ANNEX, EASTBROOK, AND SCATTERED SITE AREAS, FOR A 12 MONTH PERIOD EFFECTIVE DECEMBER 1, 2025 THROUGH NOVEMBER 30, 2026, AT A COST NOT TO EXCEED \$200,000.

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: Archbishop Dwane Brock, Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

Nays: None

Bulk Electric Rates

Ms. Dennis: This morning we received electric bulk rates to provide electric contract services for our sites which have utilities included. We are asking permission to award to Beacon Energy, who is the broker with the lowest rate at \$.11240 per kilowatt hour for a 1-year period, effective February 1, 2026. But we are also requesting the right to negotiate with the number two bidder if it is found that there are costs not reflected in the stated bid.

Archbishop Dwane Brock introduced the following resolution:

#8365 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 TO PURCHASE ELECTRIC FROM BEACON ENERGY, THE BROKER, THE LOW BIDDER, AT A RATE OF \$.11240 PER KILOWATT HOUR, FOR A ONE-YEAR PERIOD, EFFECTIVE FEBRUARY 1, 2026.

THE HOUSING AUTHORITY OF THE CITY OF ERIE RESERVES THE RIGHT TO NEGOTIATE WITH THE NUMBER TWO BIDDER, ETC. IF IT IS FOUND THAT THERE ARE COSTS NOT REFLECTED IN THE STATED BID.

It was moved by Ned Smith, and seconded by Sean Dugan, that the resolution be adopted as introduced and read.

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

Ayes: Archbishop Dwane Brock, Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

Nays: None

2026 Board Meeting Dates

Ms. Dennis: This is for a motion to approve the 2026 Board Meeting dates.

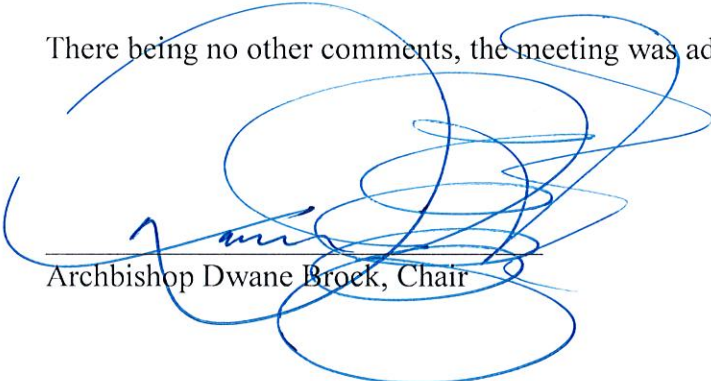
A motion was made by Ned Smith. and seconded by Donald J. Fuhrmann, Jr., that the 2026 Board Meeting dates be approved.

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

Ayes: Archbishop Dwane Brock, Patricia E. Mickel, Sean Dugan, Donald J. Fuhrmann, Jr.

Nays: None

There being no other comments, the meeting was adjourned upon proper motion at 1:25 p.m.



Archbishop Dwane Brock, Chair



Dusti Dennis, Executive Director and Secretary