

# THE HOUSING AUTHORITY OF THE CITY OF ERIE

Minutes – January 26, 2026 – 1:15 p.m., EST

The Housing Authority of the City of Erie met at 1:15 p.m., on Monday, January 26, 2026, at 606 Holland Street, Erie, PA 16501.

The meeting was called to order by the Vice Chair, Patricia E. Mickel, and, upon roll call, those present and absent were as follows:

**Present**

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

**Absent**

Archbishop Dwane Brock

**Also in Attendance**

Dusti Dennis, *Executive Director*  
Cherie Kinem, *Deputy Director*  
Renee Lamis, *Director of Development*  
Timothy S. Wachter, Esquire, *Solicitor*  
Robin Bambauer, *Administrative Assistant*

Stacie Sullivan, *Coordinator Section 8  
and Tenant Selection*  
Jennifer Sheldon, *Associate Director  
of Compliance*

## AMENDMENTS TO THE AGENDA

None

## COMMENTS FROM CITIZENS

None

## MINUTES OF DECEMBER 18, 2025 MEETING

Patricia E. Mickel introduced the following resolution:

#8374 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE MINUTES OF THE DECEMBER 18, 2025, REGULAR MEETING OF THE AUTHORITY ARE HEREBY APPROVED AS MAILED.

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

**Nays:** None

## **DISBURSEMENTS FOR DECEMBER 2025**

Patricia E. Mickel introduced the following resolution:

#8375 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE DISBURSEMENTS FOR DECEMBER 2025, COPIES OF WHICH WERE FORWARDED TO THE MEMBERS AND COUNSEL PRIOR TO THIS MEETING, ARE HEREBY ACCEPTED.

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

**Nays:** None

## **PUBLIC HOUSING/SECTION 8 PROGRAM**

Ms. Dennis: There are no updates other that we did submit our Agency Plan on January 9, 2026.

## **CONSOLIDATED PROGRAM**

### **Financial Audit for FY 2025**

Ms. Dennis: This is for the board to accept the financial audit for fiscal year 2025 conducted by CliftonLarsonAllen . We had no findings, and I would like to congratulate Linda Lewis and her accounting staff as well as the public housing staff because there were no findings. So, job well done.

Patricia E. Mickel introduced the following resolution:

#8376 BE IT RESOLVED BY THE BOARD OF THE HOUSING AUTHORITY OF THE CITY OF ERIE THAT THE AUDIT OF THE AUTHORITY'S FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDING MARCH 31, 2025 ARE HEREBY ACCEPTED.

BE IT ALSO RESOLVED THAT THE CONTROLLER AND HER STAFF ARE  
COMMENDED FOR MAINTAINING THE AUTHORITY'S FINANCIAL RECORDS  
IN GOOD ORDER, WITH NO FINANCIAL FINDINGS FOR THE AUDIT PERIOD.

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:* Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

*Nays:* None

### ***BIDS/PROPOSALS RECEIVED***

#### **2026 Erie County Probation Budget Submission**

Ms. Dennis: We are seeking approval for the Adult and Juvenile Probation services budget with Erie County as part of the Housing Authority's Community Oriented Policing and Probation Services beginning February 1, 2026, through January 31, 2027. This is for one adult probation officer and one juvenile probation officer. They are requesting a 2.5% increase from last year's budget in an amount not to exceed \$144,988.

Patricia E. Mickel introduced the following resolution:

#8377 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 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, 2026 THROUGH JANUARY 31, 2027, IN AN AMOUNT NOT TO EXCEED \$144,988.

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:* Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

*Nays:* None

#### **2026-2027 Caseworker Services at Columbus Square Apartments and the Lodge on Sass**

Ms. Dennis: This is for approval to enter into a Contract with Community Shelter Services for caseworker

services at Columbus Square Apartments and the Lodge on Sass from February 1, 2026, through January 31, 2027, in an amount not to exceed \$120,322 which is a 3.6% increase from last year's budget. We are recommending that we continue with Community Shelter Services.

Patricia E. Mickel introduced the following resolution:

#8378 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 COMMUNITY SHELTER SERVICES, INC., TO PROVIDE CASEWORKER SERVICES AT COLUMBUS SQUARE APARTMENTS AND THE LODGE ON SASS, FOR THE PERIOD COMMENCING FEBRUARY 1, 2026, THROUGH JANUARY 31, 2027, IN AN AMOUNT NOT TO EXCEED \$120,322.

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

*Nays:* None

### **Project 26-1: Roof Replacement at Lake City Scattered Site Locations**

Ms. Dennis: This is to replace 33 roofs at Lake City Development Scattered Sites. We received 7 bids for this project, the lowest being from Konkol Construction LLC in an amount not to exceed \$359,000. This bid amount falls below the cost estimate provided by our architect Roth Marz Partnership, which was \$450,000. We are seeking approval to award this Contract to Konkol Construction LLC.

#8379 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 LLC THE LOW RESPONSIBLE BIDDER FOR PROJECT 26-1: ROOF REPLACEMENT AT LAKE CITY SCATTERED SITE LOCATIONS AT A COST NOT TO EXCEED \$359,000.

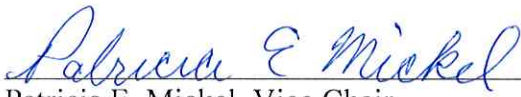
It was moved by Ned Smith and seconded by Sean Dugan, that the resolution be adopted as introduced and read.

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

*Ayes:* Patricia E. Mickel, Ned Smith, Sean Dugan, Donald J. Fuhrmann, Jr.

*Nays:* None

There being no other comments, the meeting was adjourned upon proper motion at 1:22 p.m.



Patricia E. Mickel, Vice Chair



Dusti Dennis, Executive Director and Secretary