**ELMIRA HOUSING AUTHORITY**

**JANUARY 25, 2024**

**BOARD MEETING MINUTES**

PRESENT: CHAIRPERSON JAMES BRADY

VICE CHAIRPERSON DORINE FARR

SECRETARY BECKY BRADLEY

COMMISSIONER JOSEPH COST

COMMISSIONER LESLIE GORTON

COMMISSIONER PHILOMENA JACK

COMMISSIONER RIKER

ALSO, PRESENT: EXECUTIVE DIRECTOR KAREN SHAFFER

: DEPUTY EXECUTIVE DIRECTOR JAMES A MIRANDO

LEGAL COUNCIL STEPHEN A AGAN ESQ

ABSENT:

**COMMENTS FROM THE PUBLIC**

No comments from the Public.

**COMMISSIONERS OPEN FORUM**

**Resolution** **Description** **Sponsor** **Status**

2024.001 Authorizing the Dispensing of the Reading of the Farr Passed Regular Board Meeting Minutes of December 21, 2023

2024.002 Hiring Jordan as Laborer Cost Passed

2023.003 Receiving Notification from Executive Director As A Whole Passed

REGARDS: Skilled Mechanic Thomas Doland-Retirement

**On Resolution 2024.002**. the Executive Director explained to the Board that the hiring was needed due to a recent departure of an employee who took a job working for the Chemung County Sheriff’s Department. Mr Nelson will be starting out at Hoffman Plaza.

**On Resolution 2024.003**  the Executive Director notified to the Boad that Thomas Doland gave notice to retire effective February 1, 2024 after 31 years with the Elmira Housing Authority. Mr. Doland is 66 years of age.

Management provided to the Board certain handouts;

1. Tenant Commissioner Election: Details of the upcoming Tenant Commissioner election on March 5, 2024 and where the Tenant needed to file there petition by Thursday February 15, 2024 at the Elmira City Clerk’s Office.
2. Details on the Computation of Payments in Lieu of Taxes to the City of Elmira: The computation is based upon the total amount of Tenant Revenue Charges less Utilities then multiplying 10% OF THE Net Shelter Rent. ($1,733,135.33 less $464,551.65 times 10% equals $126,858.37.

Over the past Thirty (30) years the Elmira Housing Authority has given a total of $2,818,307 in PILOT payments and $1,912,056 for additional police services making an average of $157,678.76 per year.

1. Details on Tenant Lease Terminations for the 2023 year: The Housing Authority had approximately 104 Tenant Termination during the 2023 year with 28 Lease Terminations amounted to a loss to the Housing Authority in the amount of $52,015.34. The breakdown of the termination reasons were Death, Transfer to Higher Care of Living, Eviction, Apartment Transfer, and Voluntary Notice or without Notice to Vacate.
2. Details of Cell Tower Leases: The Verizon, A T & T , and Dish Companies rent space on Flannery Towers
3. Details of the Elmira Housing Authority’s Tractor (Lawn and Snow Tractors) Inventory: Presently, Nine (9) tractors are on hand and used with Seven (7) of the Tractors being 10 years or older. The Housing Authority will be investigating with “State Contract” pricing to upgrade the Tractor Inventory during the 2024 Year.
4. Details of the Elmira Housing Authority Vehicle (Trucks and Auto’s) Inventory: Presently, Eight (8) vehicles are on hand and used with Six (6) of the Vehicles being 12 years or older. The Housing Authority will be investigating with “State Contract” pricing to upgrade its Vehicle Inventory during the 2024 Year.
5. Details at this time on the U.S. Congress to Pass the HUD Budget after passing another Continuing Resolution (CR) on January 19, 2024 remains in jeopardy with the House of Representatives as possible proposed cuts are being suggested of up to 20% or more in HUD Programs
6. The NYSPHADA Group has appointed a new Executive Director from the Municipal Housing Authority of the City of Yonkers and appointed a new Events Director. The Annual Spring Conference is scheduled for March 27 and 28, 2024 at the Turning Stone Resort in Verona, New York.

As no other business remained on the agenda, the offer was made to adjourn.

The Board Meeting was adjourned at 4:47 P.M. by Resolution 2024.004.

Becky Bradley

Secretary