

**ELMIRA HOUSING AUTHORITY**

**January 30, 2013**

Present: Chairperson Patsy DiChiara  
Vice-Chairperson Sylvia Mason  
Secretary Gary Blitz  
Commissioner Michael Bell  
Commissioner F. Michael Marrone

Also Present: Executive Director James A. Mirando  
Deputy Executive Director Charles Lockner  
Attorney Steven Agan

**Comments from the Public**

No Comments were received. No Attendance from the public.

**Commissioners Open Forum**

A. **Energy Performance Contract-Siemens Technologies Performance Report-3rd Year**

The 3<sup>rd</sup> Year Energy Performance Report was released to the Elmira Housing Authority disclosed by the Siemens Corporation. The Executive Director met with the representatives of the Siemens Corporation on the report and explained his dissatisfaction as the 6/2011 to 6/2012 year was relatively a mild winter and savings realistically should have been higher. The savings was \$188,000 but Siemens guaranteed \$187,000. The mild winter should have realized higher savings. In essence, the energy savings modernization work performed by Siemens is accomplishing results to very conservative estimate. The breakdown of the developments shows Hoffman and Flannery are losers in Electric Savings but gainers in the Gas Savings. This is because of the apartment heating units at Flannery was converted from Electric based board to the Gas "Rinai" Heating units, and at Hoffman, new high efficiency furnaces were installed. Bragg Towers showed a savings in electric but were losers in gas. The difference at Bragg is because of a centralized hot water base board system. The system stays at a high temperature throughout the building. The savings in electric is a result of the remodeling and modernizing of both elevators. In regards to water savings, all three developments showed savings. Another factor in savings is a result of occupancy. The higher the occupancy rate the lower the savings. In final, the need for further energy savings was discussed with the Siemens representatives. The future plans do not look bright due to the shortage of capital monies, but future savings, can be made remodeling the elevators at Flannery, New outside entrance on Madison Ave at Bragg Towers, Replacement of the gas lines at Hoffman Plaza, and the replacement of windows at Flannery. The entrance way at Bragg and Gas Lines at Hoffman is scheduled for the 2013 year, however, the window and elevator jobs at Flannery are very big ticket items and need two or three years of capital monies to complete.

