



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Simpson	Present
Williams	Present

RE: MINUTES REGULAR MEETING

Thursday, January 29, 2004 1:00 PM

- 2004.01 Authorizing the dispensing of the minutes of the Regular Meeting held on December 18, 2003
DiChiara
5-0-0
- 2004.02 Authorizing Contract for HVAC Improvements at Flannery Apartments and Bragg Towers
Simpson
5-0-0
- 2004.03 Authorizing Contract for Asbestos Abatement at Bragg Towers
Gage
5-0-0
- 2004.04 Authorizing Contract for General Construction at Bragg Towers
Williams
5-0-0
- 2004.05 Authorizing Contract for General Construction at Bragg Towers
DiChiara
5-0-0
- 2004.06 Authorizing Contract for Electrical Construction at Bragg Towers
DiChiara
5-0-0
- 2004.07 Authorizing Contract for Mechanical Construction at Bragg Towers
DiChiara
5-0-0
- 2004.08 Authorizing Contract for Kitchen and Floor replacement at Flannery Apartments
Williams
5-0-0
- 2004.09 Authorizing Contract for Kitchen Light Replacement Work at Hoffman Plaza
DiChiara
5-0-0
- 2004.10 Amending Annual Statement Under Capital Grant Program NY06P03050103 – Third Revision
Simpson
5-0-0

- 2004.11 Receiving Correspondence from H.U.D. REGARDS: 2003 Capital Fund
Gage
5-0-0
- 2004.12 Authorizing Contract for Apartment Repairs at Hoffman Plaza
Williams
5-0-0
- 2004.13 Authorizing Software Maintenance Agreement with Software Support Consortium, Inc.
DiChiara
5-0-0
- 2004.14 Authorizing Approval of Executive Director's Action in Purchasing Best Premium Padlocks
Simpson
5-0-0
- 2004.15 Authorizing Approval of Executive Director's Action in Purchasing Three-Year Computer Maintenance Agreement
Gage
5-0-0
- 2004.16 Authorizing Purchase of Hand Held Computers for Maintenance Work Order System
Williams
5-0-0
- 2004.17 Authorizing Amendment to Capabilities, Inc., Contract
DiChiara
5-0-0
- 2004.18 Increase in Charges and Fees to Residents
Simpson
5-0-0
- 2004.19 Recognizing EHA Staff for Completion of Certificate Education Programs
Commissioners as a Whole
5-0-0
- 2004.20 Memorializing Former Commissioner Vance Sempler
Commissioners as a Whole
5-0-0
- 2004.21 Adjournment
Commissioners as a Whole
5-0-0



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Simpson	Present
Williams	Present

RE: MINUTES REGULAR MEETING

Thursday, February 26, 2004 1:00 PM

- 2004.22
DiChiara
5-0-0
- Authorizing the dispensing of the minutes of the Regular Meeting held on January 29, 2004
- 2004.23
Simpson
5-0-0
- Authorizing Contract with City of Elmira for Police Patrol Services
- 2004.24
Gage
5-0-0
- Authorizing Public Housing Assessment System Management Operations Certification (PHAS)
- 2004.25
Williams
5-0-0
- Receiving Correspondence from Elmira Housing Authority Employees Regards: Star Gazette Article of January 23, 2004
- 2004.26
DiChiara
5-0-0
- Authorizing Contract with CSEA
- 2004.27
Simpson
5-0-0
- Authorizing Contract for Sanitation and Disposal Service
- 2004.28
Gage
5-0-0
- Authorizing Approval of Executive Director's Action in Replacing Fire Alarm System at Flannery Apartments
- 2004.29
Williams
5-0-0
- Authorizing New Election Date for Resident Elect Commissioner
- 2004.30
DiChiara
5-0-0
- Revising Blue Cross and Blue Shield Insurance Benefits for Retirees
- 2004.31
**Commissioners
as a Whole**
5-0-0
- Memorializing Former Chairman and Commissioner Edward T. Lagonegro

2004.32 Adjournment

**Commission-
ers as a Whole**

5-0-0



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Simpson	Present
Williams	Present

RE: MINUTES SPECIAL MEETING

Thursday, April 1, 2004

1:00 PM

2004.33 Authorizing the dispensing of the minutes of the Regular Meeting held on February 26, 2004
DiChiara
5-0-0

2004.34 Authorizing Travel to NYSPHADA Conference
Simpson
5-0-0

2004.35 Authorizing Change in April, 2004 Board Meeting Date
Gage
5-0-0

2004.36 Authorizing Attendance at SSC and PHADA Conference
Williams
5-0-0

2004.37 Amending Annual Statement Under Capital Grant Program NY06P03050104 – First Revision
DiChiara
5-0-0

2004.38 Authorizing Contract for Sidewalk Replacement at Edward Flannery Tower Apartments
Simpson
5-0-0

2004.07 Adjournment
**Commission-
ers as a Whole**
5-0-0



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Simpson	Present
Williams	Present

RE: MINUTES REGULAR MEETING

Tuesday, April 27 2004

1:00 PM

- 2004.40 Authorizing the dispensing of the minutes of the Regular Meeting held on March 25, 2004
DiChiara
passed
- 2004.41 Authorizing the dispensing of the minutes of the Special Meeting held on April 1, 2004
DiChiara
passed
- 2004.42 Authorizing Increase in Charges and Fees to Residents
Gage
passed
- 2004.43 Authorizing Contract for Apartment Repairs at Hoffman Plaza
Williams
passed
- 2004.44 Approving Executive Director's Action in Authorizing Change Order to SDS of New York Contract
DiChiara
passed
- 2004.45 Approving Executive Director's Action in Authorizing Change of Investment Banking Accounts
Simpson
passed
- 2004.46 Authorizing Application for funding of Flannery Heat Conversion through the New York State Energy Research and Development Authority
Gage
passed
- 2004.47 Receiving Correspondence from HUD RE: RASS Scoring
Williams
passed
- 2004.48 Receiving Correspondence from HUD RE: PHAS Scoring
DiChiara
passed
- 2004.49 Recognizing EHA Staff for Completion of Education Programs
Simpson
passed

2004.50 Authorizing Contract for Modification Work to Flannery Towers Mechanical Building
Gage
passed

2004.51 Adjournment
Commission-
ers as a Whole
passed



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Simpson	Absent
Williams	Present

RE: MINUTES REGULAR MEETING

Thursday, May 27, 2004

1:00 PM

- 2004.52 Authorizing the dispensing of the minutes of the Regular Board Meeting held on April 27, 2004
DiChiara
[C] 4-0-1
- 2004.53 Receiving Correspondence from Economic Opportunity Program RE: Hoffman Plaza Day Care Building
Box
4-0-1
- 2004.54 Authorizing Agreement with Chemung County Department of Social Services for Workshop Sponsor Agency
Gage
4-0-1
- 2004.55 Authorizing Travel to PHADA Legislative Conference
Williams
[C] 4-0-1
- 2004.56 Authorizing Contract for Apartment Repairs at Hoffman Plaza
DiChiara
[C] 4-0-1
- 2004.57 Authorizing Contract with City of Elmira for Web Site Development and Maintenance Services
DiChiara
4-0-1
- 2004.58 Recognizing EHA Staff for Completion of Education Programs
Gage
[C] 4-0-1
- 2004.59 Developing Reasonable Accommodation Policy
Williams
4-0-1
- 2004.60 Authorizing Contract for Removal and Transferring of Boilers from Jones Court to Edward Flannery Towers
DiChiara
[C] 4-0-1
- 2004.61 Developing HIPPA Policy
- withdrawn

2004.11 Directing Executive Director to Perform Apartment Safety Inspections
Gage
4-0-1

2004.12 Adjournment
Commission-
ers as a Whole
4-0-1



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Liquori	Present
Simpson	Present
Williams	Absent

RE: MINUTES REGULAR MEETING

Thursday, June 24, 2004

1:00 PM

- 2004.63
DiChiara
4-0-1
- Authorizing the Dispensing of the minutes of the Regular Board Meeting held on May 27, 2004
- 2004.64
Commissioners as a Whole
[C] 4-0-1
- Congratulating John Liquori on his Election as Commissioner
- 2004.65
Liquori
5-0-1
- Establishing Swimming Pool Policy
- 2004.66
Gage
5-0-1
- Revising Elmira Housing Authority By-Laws
- 2004.67
Gage
5-0-1
- Approving Final Performance and Evaluation Statement Under Capital Fund Program NY06P03050102
- 2004.68
Gage
5-0-1
- Apartment Safety Inspections Report
- 2004.69
DiChiara
[C] 5-0-1
- Authorizing Approval of Executive Director's Action in Approving Change Order to J.T. Kennedy Plumbing and Heating Contract
- 2004.70
Liquori
[C] 5-0-1
- Authorizing Approval of Executive Director's Action in Approving Change Order to West Construction Contract
- 2004.71
Simpson
[C] 5-0-1
- Authorizing Approval of Executive Director's Action in Approving Change Order to Matco Electric Corporation Contract
- 2004.72
Gage
[C] 5-0-1
- Authorizing Approval of Executive Director's Action in Approving Contract for Electrical Construction Work at Bragg Towers

2004.73 Authorizing Security Monitoring Contract
Simpson
[C] 5-0-1

2004.74 Hiring Summer Youths
DiChiara
5-0-1

2004.75 Adjournment
**Commission-
ers as a Whole**
5-0-1



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Liquori	Absent
Simpson	Present
Williams	Present

RE: MINUTES REGULAR MEETING

Thursday, July 29, 2004

1:00 PM

- 2004.76 Authorizing the dispensing of the Minutes of the Regular Meeting held on June 24, 2004
DiChiara
[C] 5-0-1
- 2004.77 Reestablishing Admission and Occupancy Policy
Gage
5-0-1
- 2004.78 Receiving 2003 Year Audit Report
Williams
5-0-1
- 2004.79 Receiving Correspondence from H.U.D. RE: Audit Report
Gage
[C] 5-0-1
- 2004.80 Amending Annual Statement Under Capital Grant Program NY06P03050103-Fourth Revision
Simpson
[C] 5-0-1
- 2004.81 Amending Annual Statement Under Capital Grant Program NY06P03050203-First Revision
DiChiara
5-0-1
- 2004.82 Authorizing Approval of Executive Director's Action in Approving Change Order to Blanding Electric Co. Contract
DiChiara
[C] 5-0-1
- 2004.83 Authorizing Change Order to West Construction Contract
Williams
[C] 5-0-1
- 2004.84 Receiving Correspondence from Deputy County Executive RE: Ernie Davis Community Center and Jones Court
Gage
5-0-1
- 2004.85 Authorizing Contract with CSEA Platinum 12 Vision Plan
Simpson
[C] 5-0-1

2004.86 Authorizing Contract for Occupied Dwelling Inspections
DiChiara
5-0-1

2004.87 Authorizing Bid on Real Estate Property
tabled

2004.88 Recognizing EHA Staff for Completion of Certificate Education Programs
Williams
[C] 5-0-1

2004.89 Authorizing Contract for Apartment Repairs at Bragg Towers
Gage
5-0-1

2004.90 Adjournment
**Commissioners
as a Whole**
5-0-1



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Liquori	Present
Simpson	Present
Williams	Absent

RE: MINUTES REGULAR MEETING

Thursday, August 26, 2004

1:00 PM

- 2004.91
DiChiara
5-0-1
- Authorizing the Dispensing of the Reading of the Minutes of the Regular Meeting held on July 29, 2004
- 2004.87
Liquori
5-0-1
- Authorizing Bid on Real Estate Property
- 2004.92
Liquori
[C] 5-0-1
- Receiving Correspondence from H.U.D. RE: Admissions and Continued Occupancy Policy
- 2004.93
Gage
5-0-1
- Receiving Correspondence from Sheldrake Organization RE: Hathorn Court Closing of Permanent Financing
- 2004.94
Simpson
[C] 5-0-1
- Approving RSVP Memorandum of Understanding
- 2004.95
Simpson
5-0-1
- Receiving Correspondence from Deputy County Executive RE: Ernie Davis Community Center and Jones Court
- 2004.96
DiChiara
[C] 5-0-1
- Authorizing Contract for Apartment Repairs at Hoffman Plaza
- 2004.97
Liquori
[C] 5-0-1
- Authorizing Contract for Natural Gas Supply
- 2004.98
Simpson
[C] 5-0-1
- Authorizing Contract for Tree and Landscaping Work At Bragg and Flannery Tower Apartments
- 2004.99
Gage
[C] 5-0-1
- Authorizing Approval of Executive Director's Action in Approving Contract for Sidewalk Replacement at Flannery Towers

- 2004.100 Receiving Correspondence from H.U.D.RE: 2004 Capital Fund
Simpson
[C] 5-0-1
- 2004.101 Amending Annual Statement Under Capital Grant Program NY06P03050104-Second Revision
DiChiara
[C] 5-0-1
- 2004.102 Amending Annual Statement Under Capital Grant Program NY06P03050103-Fifth Revision
Liquori
[C] 5-0-1
- 2004.103 Authorizing Contract for Workers Compensation and Disability Benefits Insurance
DiChiara
[C] 5-0-1
- 2004.104 Authorizing Contract for Public Officials Insurance
Liquori
5-0-1
- 2004.105 Authorizing Contract for Real & Personal Property, Comprehensive General Liability, Automobile, Boiler & Machinery, Commercial Excess Liability, Employee Dishonesty & Commercial Crime Coverage, and Computerized Business Equipment Insurance
Williams
5-0-1
- 2004.106 Adjournment
**Commissioners
as a Whole**
5-0-1



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Liquori	Present
Simpson	Present
Williams	Present

RE: MINUTES REGULAR MEETING

Thursday, September 30, 2004 1:00 PM

- 2004.107
DiChiara
6-0-0 Authorizing the Dispensing of the Reading of the Regular Meeting held on August 26, 2004
- 2004.108
Gage
[C] 6-0-0 Authorizing the Dispensing of the Reading of the Special Workshop Meeting held on September 17, 2004
- 2004.109
Liquori
6-0-0 Authorizing Budget Revision Number Six to Capital Fund Program Budget NY06P03050103
- 2004.110
Simpson
[C] 6-0-0 Authorizing Change Order to Bentley Tree Service, Inc., Contract
- 2004.111
Liquori
6-0-0 Approve 2005 Operating Budget
- 2004.112
DiChiara
6-0-0 Approve 2005 Agency Plan
- 2004.113
Williams
[C] 6-0-0 Receive Correspondence from R.A. Mercer & Co. RE: Six-Month Interim Statement
- 2004.114
Gage
[C] 6-0-0 Receive Correspondence from City of Elmira RE: Certificate of Occupancy for Bragg Towers
- 2004.115
Williams
[C] 6-0-0 Receive Correspondence from New York Board of Fire Underwriters RE: Electrical Inspection for 2nd and 3rd Floors at Bragg Towers
- 2004.116
DiChiara
[C] 6-0-0 Award of Contract for Accidental Death and Dismemberment Insurance Coverage

2004.117 Approve New Flat Rent Schedule
Simpson
[C] 6-0-0

2004.118 Receive Correspondence from Joan Spilman at Buffalo HUD Office RE: Environmental Review for
Simpson Capital Fund Program Number NY06P03050104
[C] 6-0-0

2004.119 Adjournment
**Commission-
ers as a Whole**
6-0-0



Elmira Housing Authority Meeting Minutes

Attendance

Box	Absent
DiChiara	Present
Gage	Present
Liquori	Present
Simpson	Present
Williams	Present

RE: MINUTES REGULAR MEETING

Thursday, October 28, 2004

1:00 PM

- 2004.120 Authorizing the Dispensing of the Reading of the Regular Meeting held on September 30, 2004
DiChiara
[C] 5-0-1
- 2004.121 Congratulating Commissioner Patsy DiChiara on his reappointment
Commissioners as a Whole
[C] 5-0-1
- 2004.122 Receiving Correspondence from H.U.D. RE: PHAS Score
Liquori
[C] 5-0-1
- 2004.123 Receiving Correspondence from H.U.D. RE: Elmira Housing Authority Agency Plan
Williams
[C] 5-0-1
- 2004.124 Receiving Correspondence from Elmira City Manager RE: Supplemental Law Enforcement Cooperation Agreement
Gage
5-0-1
- 2004.125 Approving Contract with Chemung County Office for Aging for Elderly Services Coordinator
Simpson
5-0-1
- 2004.126 Authorizing Executive Director to borrow monies for the demolition of Jones Court
DiChiara
5-0-1
- 2004.127 Receiving Correspondence from Economic Opportunity Program RE: Ernie Davis Community Center
Liquori
5-0-1
- 2004.128 Authorizing Rescinding of Resolution 2004.80 Welfare Work Agreement
Williams
5-0-1
- 2004.129 Receiving Correspondence from Chemung County Treasurer RE: Hathorn Court Redevelopment Corp.
Gage
5-0-1

2004.130 Amending Annual Statement Under Capital Grant Program NY06P03050104 – First Revision
DiChiara
5-0-1

2004.131 Authorizing Change of November Board Meeting Date
DiChiara
5-0-1

2004.132 Adjournment
**Commission-
ers as a Whole**
5-0-1



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Liquori	Present
Simpson	Absent
Williams	Present

RE: MINUTES REGULAR MEETING

Thursday, November 18, 2004 1:00 PM

- 2004.133
DiChiara
5-0-1 Authorizing the Dispensing of the Reading of the Regular Meeting held on October 28, 2004
- 2004.134
Liquori
5-0-1 Receiving Correspondence from Nextel Partners, Inc.
- 2004.135
Williams
5-0-1 Receiving Correspondence from HY.U.D. RE: Environmental Review Procedures on Capital Fund Grant NY06P03050104
- 2004.136
Gage
5-0-1 Receiving Correspondence from Sheldrake Organization
- 2004.137
Gage
5-0-1 Requesting Authority to Issue Request for Proposals for Architectural and Engineering Services for New Roof at Ernie Davis Community Center
- 2004.138
DiChiara
5-0-1 Receiving Correspondence from Catholic Charities RE: Proposed Memorandum of Understanding for Providing Housing to Individuals with Disabilities
- 2004.139
Liquori
5-0-1 Authorizing Increase in Charges to Federal Developments
- 2004.140
Williams
5-0-1 Amending 2004 Year Operating Budget
- 2004.141
**Commission-
ers as a Whole**
5-0-1 Adjournment



Elmira Housing Authority Meeting Minutes

Attendance

Box	Present
DiChiara	Present
Gage	Present
Liquori	Present
Simpson	Present
Williams	Present

RE: MINUTES REGULAR MEETING

Thursday, December 30, 2004 1:00 PM

- 2004.142 Authorizing the Dispensing of the Reading of the Regular Meeting held on November 18, 2004
DiChiara
[C] 6-0-0
- 2004.143 Authorizing Board Meeting Dates for the 2005 Year
Liquori
[C] 6-0-0
- 2004.144 Amending Annual statement Under Capital Grant Program NY06P03050104 – Second Revision
Williams
6-0-0
- 2004.145 Amending Resident Service Delivery Model Program Grant NY02RSE030P0052 – First Revision
Gage
6-0-0
- 2004.146 Authorizing Approval to Borrow Funds for Demolition of Jones Court on State Side Operations
Simpson
6-0-0
- 2004.147 Receiving Correspondence from New York State Insurance Fund RE: Workers Compensation Policy
DiChiara
[C] 6-0-0
- 2004.148 Authorizing Contract for Electric Supply
Liquori
6-0-0
- 2004.149 Authorizing Contract for Architectural and Engineering Services for Ernie Davis Community Building Roof
withdrawn
- 2004.149 Writing Off Uncollectible Accounts
Gage
6-0-0
- 2004.150 Authorizing Contract with Capabilities, Inc.
Simpson
6-0-0

2004.151 Authorizing Correspondence to Economic Opportunity Program, Inc.
Commissioners as a Whole
6-0-0

2004.152 Receiving Correspondence from City of Elmira RE: Police Patrol Services Contract
DiChiara
6-0-0

2004.153 Election of Officers for the Elmira Housing Authority Board of Commissioners 2005 Year
Commissioners as a Whole
6-0-0

2004.154 Authorizing Signatures for Banks Withdrawals
Commissioners as a Whole
6-0-0

2004.155 Adjournment
Commissioners as a Whole
6-0-0