



# Elmira Housing Authority Meeting Minutes

## Attendance

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

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**RE: MINUTES REGULAR MEETING**

**Thursday, January 27, 2005**

**1:00 PM**

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- 2005.01  
**DiChiara**  
[C] 5-0-1
- 2005.02  
**Liquori**  
[C] 5-0-1
- 2005.03  
**Williams**  
5-0-1
- 2005.04  
**Gage**  
5-0-1
- 2005.05  
**Gage**  
5-0-1
- 2005.06  
**DiChiara**  
5-0-1
- 2005.07  
**Liquori**  
[C] 5-0-1
- 2005.08  
**Williams**  
5-0-1
- 2005.09  
**Gage**  
5-0-1
- 2005.10  
**Commission-  
ers as a Whole**  
5-0-1
- Authorizing the Dispensing of the Reading of the Regular Meeting Minutes held on December 30, 2004
- Authorizing Contract for Apartment Repairs at Hoffman Plaza
- Authorizing Contract with Nextel Partners, Inc.
- Authorizing Contract for Purchasing New Personal Computers for Bragg and Flannery Towers Resident Computer Centers
- Approving Contract for Architectural and Engineering Services for Capital Fund Program NY06P03050104
- Receiving Correspondence from E.O.P., Inc.
- Authorizing Travel to NAHRO Legislative Conference
- Approving Compensation for Management Confidential
- Approving Compensation for Executive Director
- Adjournment



# Elmira Housing Authority Meeting Minutes

## Attendance

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

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**RE: MINUTES REGULAR MEETING**

**Thursday, February 24, 2005 1:00 PM**

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- 2005.11 Authorizing the Dispensing of the Reading of the Regular Meeting Minutes held on January 27, 2005  
**DiChiara**  
5-0-1
- 2005.12 Authorizing Public Housing Assessment System Management Operations Certification (PHAS)  
**Liquori**  
5-0-1
- 2005.13 Authorizing Travel to NYSPHADA Conference  
**Williams**  
5-0-1
- 2005.14 Receiving Correspondence from United States Department of Housing and Urban Development RE-  
**Gage** GARDS: Proposed 2006 Fiscal Budget  
5-0-1
- 2005.15 Receiving Correspondence from Chemung Canal Trust Company REGARDS: Extending Loan Com-  
**DiChiara** mitment for Jones Court Demolition  
5-0-1
- 2005.16 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

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**RE: MINUTES REGULAR MEETING**

**Thursday, March 31, 2005**

**1:00 PM**

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- 2005.17  
**DiChiara**  
[C] 5-0-1
- Authorizing the Dispensing of the Reading of the Regular Meeting Minutes held on February 24, 2005
- 2005.18  
**Commissioners as a Whole**  
[C] 5-0-1
- Receiving Correspondence from Commissioner John Liquori
- 2005.19  
**Commissioners as a Whole**  
[C] 5-0-1
- Congratulating Mary Gage on her election as Resident Commissioner
- 2005.20  
**Commissioners as a Whole**  
[C] 5-0-1
- Authorizing Change of April Board Meeting Date
- 2005.21  
**Simpson**  
[C] 5-0-1
- Authorizing Contract with City of Elmira for Police Patrol Services
- 2005.22  
**Gage**  
[C] 5-0-1
- Authorizing Executive Director to submit application to Chemung Canal Trust Company for a Visa Business Credit Charge Card
- 2005.23  
**Williams**  
5-0-1
- Receiving Correspondence from RSVP
- 2005.24  
**DiChiara**  
5-0-1
- Authorizing Software Maintenance Agreement with Software Support Consortium, Inc.
- 2005.25  
**Simpson**  
5-0-1
- Approving Final Performance and Evaluation Under Capital Fund Program NY06P03050203

- 2005.26            Approving Final Performance and Evaluation Under Capital Fund Program NY06P03050103  
**Gage**  
5-0-1
- 2005.27            Issuance of Bonds to Finance a Lump Sum Rental Payment to Eastgate Apartments L.P. from the  
**Williams**           Elmira Housing Authority pursuant to Lease Arrangement  
5-0-1
- 2005.28            Authorizing Intergovernmental Cooperation Agreement Related to Capital Fund Program Revenue  
**DiChiara**           Bond  
5-0-1
- 2005.29            Adjournment  
**Commission-  
ers as a Whole**  
5-0-1



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Gage	Present
Simpson	Present
Williams	Absent

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**RE: MINUTES REGULAR MEETING**

**Thursday, April 26 2005**

**1:00 PM**

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- 2005.30 Authorizing the Dispensing of the Reading of the Regular Meeting Minutes held on March 31, 2005  
**DiChiara**  
[C] 4-0-1
- 2005.31 Authorizing Contract for Apartment Repairs at Hoffman Plaza  
**Simpson**  
[C] 4-0-1
- 2005.32 Authorizing Approval of Executive Director's action in replacing transfer switch on emergency generator system at George Bragg Tower Apartments  
**Gage**  
[C] 4-0-1
- 2005.33 Authorizing Application for Public Housing Neighborhood Networks Grant  
**Gage**  
4-0-1
- 2005.34 Authorizing Application for Public Housing Resident Opportunities and Self-Sufficiency for Elderly and Persons with Disabilities  
**DiChiara**  
[C] 4-0-1
- 2005.35 Authorizing Application for Public Housing Resident Opportunities and Self Sufficiency for Families  
**Simpson**  
[C] 4-0-1
- 2005.36 Rescinding Resolution 2001.20 Authorizing Sale of John Jones Development to Economic Opportunity Program, Inc.  
**DiChiara**  
4-0-1
- 2005.37 Rescinding Resolution 2001.21 Authorizing Sale of Ernie Davis Community Bldg. to Economic Opportunity Program, Inc.  
**Simpson**  
4-0-1
- 2005.38 Authorizing Approval of Executive Director's action in forwarding correspondence to the Salvation Army in relationship to the Jones Court and Ernie Davis Buildings  
**Gage**  
4-0-1
- 2005.39 Authorizing to Terminate Lease Agreement with New York State Office of General Services on Ernie Davis Building  
**DiChiara**  
4-0-1

2005.40 Authorizing to Terminate Lease Agreement with Economic Opportunity Program, Inc. on Ernie Davis  
**DiChiara** Building  
4-0-1

2005.41 Authorizing Sale of John Jones Court Development Building to City of Elmira  
**Simpson**  
4-0-1

2005.42 Authorizing Sale of Ernie Davis Community Building to City of Elmira  
**Gage**  
4-0-1

2005.29 Adjournment  
**Commission-  
ers as a Whole**  
4-0-1



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Absent
Gage	Present
Simpson	Present
Williams	Present

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**RE: MINUTES REGULAR MEETING**

**Thursday, May 26, 2005**

**1:00 PM**

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- 2005.44  
**Williams**  
[C] 4-0-1
- Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on April 26, 2005
- 2005.45  
**Simpson**  
[C] 4-0-1
- Receiving 2004 Year Financial Statement of SSC
- 2005.46  
**Gage**  
[C] 4-0-1
- Recognizing EHA Staff for Completion of Section 8 Housing Choice Voucher Regulatory Management Certification Course
- 2005.47  
**Commissioners as a Whole**  
4-0-1
- Authorizing Correspondence to the United States Department of Housing and Urban Development  
REGARDS: Revisions to the Public Housing Operating Fund Program
- 2005.48  
**Williams**  
4-0-1
- Receiving Elmira Housing Authority Capital Fund Financing Submission
- 2005.49  
**Williams**  
[C] 4-0-1
- Authorizing Contract for Exhaust Fan Replacement at Flannery Apartments
- 2005.50  
**Simpson**  
[C] 4-0-1
- Authorizing Contract for Balcony Restoration at Bragg Towers
- 2005.51  
**Gage**  
[C] 4-0-1
- Authorizing Contract for Parking Lot Expansion at Hoffman Plaza
- 2005.52  
**Williams**  
[C] 4-0-1
- Authorizing Contract for Lobby Renovation at Flannery Apartments
- 2005.53  
**Williams**  
[C] 4-0-1
- Authorizing Travel for Contracts and Bidding Seminar

2005.54 Hiring Summer Youths  
**Simpson**  
[C] 4-0-1

2005.55 Adjournment  
**Commission-**  
**ers as a Whole**  
4-0-1





# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Clark	Present
Gage	Present
Simpson	Present
Williams	Present

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RE: MINUTES REGULAR MEETING

Thursday, June 30, 2005

1:00 PM

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2005.56 Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on May 26, 2005  
**DiChiara**  
5-0-0

2005.57 Congratulating Denise Clark on her election as Resident Commissioner  
**Commission-  
ers as a Whole**  
5-0-0

2005.58 Memorializing Former Resident Commissioner John Liquori  
**Commission-  
ers as a Whole**  
6-0-0

2005.59 Recognizing EHA staff for Completion of Maintenance Management Certification Course  
**Clark**  
6-0-0

2005.60 Receiving Correspondence from H.U.D. REGARDS: PHAS Score  
**Williams**  
6-0-0

2005.61 Receiving Correspondence from H.U.D. REGARDS: Public Housing Management Assessment  
**Gage**  
6-0-0

2005.62 Authorizing Change Order to Garritano Contract  
**Simpson**  
6-0-0

2005.63 Amending Annual Statement under Capital Grant Program NY06P03050104 – Third Revision  
**DiChiara**  
6-0-0

2005.64 Authorizing Purchase of Copiers  
**Clark**  
6-0-0

2005.65 Authorizing Attendance at PHADA Legislative Conference  
**Gage**  
6-0-0

2005.66 Adjournment  
**Commission-**  
**ers as a Whole**  
6-0-0



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Clark	Present
Gage	Present
Simpson	Present
Williams	Present

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**RE: MINUTES REGULAR MEETING**

**Thursday, July 28, 2005**

**1:00 PM**

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- 2005.67            Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on June 30, 2005  
**DiChiara**  
6-0-0
- 2005.68            Authorizing Contract for Purchase of Stoves  
**Clark**  
6-0-0
- 2005.69            Authorizing Contract for Natural Gas Supply  
**Williams**  
6-0-0
- 2005.70            Authorizing Contract for Apartment Repairs at Hoffman Plaza  
**Gage**  
6-0-0
- 2005.71            Receiving Correspondence from HUD RE: 2005 Capital Fund  
**Simpson**  
6-0-0
- 2005.72            Authorizing Change Order to EAM Contract  
**DiChiara**  
6-0-0
- 2005.73            Recognizing EHA Staff for Completion of Manager Certification Course  
**Clark**  
6-0-0
- 2005.74            Adjournment  
**Commission-  
ers as a Whole**  
6-0-0



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
Clark	Present
DiChiara	Present
Gage	Present
Simpson	Absent
Williams	Absent

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**RE: MINUTES REGULAR MEETING**

**Thursday, August 25, 2005**

**1:00 PM**

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- 2005.75            Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on July 28, 2005  
**DiChiara**  
4-0-2
- 2005.76            Receiving 2004 Year Audit Report  
**Clark**  
4-0-2
- 2005.77            Authorizing Contract for Demolition Work on 501 East Water Street Property  
**Clark**  
4-0-2
- 2005.78            Authorizing Contract for Occupied Dwelling Inspections  
**Gage**  
4-0-2
- 2005.79            Authorizing Travel to Project-Based Accounting and Budgeting Seminar  
**Gage**  
4-0-2
- 2005.80            Receiving Correspondence from New York State Office of General Services Regards: New York  
**DiChiara**            State Division of Parole Lease at Ernie Davis Community Center Building  
4-0-2
- 2005.81            Approving RSVP Memorandum of Understanding  
**Clark**  
4-0-2
- 2005.82            Authorizing Contract for Apartment Repairs at Hoffman Plaza  
**Clark**  
4-0-2
- 2005.83            Authorizing Adjournment  
**Commission-**  
**ers as a Whole**  
4-0-2



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
Clark	Present
DiChiara	Present
Gage	Present
Simpson	Absent
Williams	Present

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**RE: MINUTES REGULAR MEETING**

**Thursday, September 29, 2005 1:00 PM**

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- 2005.84  
**DiChiara**  
passed Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on August 25, 2005
- 2005.85  
**Clark**  
passed Authorizing the Dispensing of the Reading of the Special Workshop Meeting Minutes on September 21, 2005
- 2005.86  
**Williams**  
passed Receiving Correspondence from Executive Director RE: Public Hearing of August 30, 2005
- 2005.87  
**Gage**  
passed Authorizing Approval of 2006 Agency Plan
- 2005.88  
**Williams**  
passed Authorizing Approval of 2006 Operating Budget
- 2005.89  
**DiChiara**  
passed Receiving Correspondence from H.U.D. REGARDS: Environmental Review Procedures on Capital Fund Grant NY06P03050105
- 2005.90  
**Clark**  
passed Receiving Correspondence from H.U.D. REGARDS: 2005 Audit Report
- 2005.91  
**Williams**  
passed Receiving Correspondence from R.A. Mercer REGARDS: Six-Month Interim Statement
- 2005.92  
**Gage**  
passed Authorizing Compensation for Legal Counsel
- 2005.93  
**DiChiara**  
passed Receiving Correspondence from NYS DERDA Engineers REGARDS: NYSERDA Application

- 2005.94 Authorizing Contract for Asphalt and Sealing Work  
**DiChiara**  
passed
- 2005.95 Authorizing Contract to Purchase Ceramic Floor Tile  
**Clark**  
passed
- 2005.96 Establishing Housing Authority Policies  
**Williams**  
passed
- 2005.97 Receiving Correspondence from H.U.D. REGARDS: Public Housing Management Assessment  
**Gage**  
passed
- 2005.98 Authorizing Application for Fire Prevention and Safety Grant  
**Clark**  
passed
- 2005.99 Authorizing Lease for Pitney Bowes for Mail Meter Scale  
**DiChiara**  
passed
- 2005.100 Revising Blue Cross and Blue Shield Insurance Benefits for Retirees  
**Commissioners  
as a Whole**  
passed
- 2005.101 Adjournment  
**Commissioners  
as a Whole**  
passed



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Clark	Present
Gage	Present
Simpson	Present
Williams	Present

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**RE: MINUTES REGULAR MEETING**

**Thursday, October 27, 2005**

**1:00 PM**

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- 2005.102 Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on September 29, 2005  
**DiChiara**  
[C] 6-0-0
- 2005.103 Termination of Employee Due to Disability  
**Clark**  
[C] 6-0-0
- 2005.104 Receiving Correspondence from Executive Director RE: Employee Retirement  
**Williams**  
[C] 6-0-0
- 2005.105 Receiving Correspondence from Housing Authority Insurance Group RE: Low Loss Ratio Award  
**Gage**  
[C] 6-0-0
- 2005.106 Receiving Correspondence from the Elmira City School District RE: Ernie Davis Community Building—Parole Offices  
**Simpson**  
6-0-0
- 2005.107 Authorizing Contract for Audit of the Elmira Housing Authority Financial Operations for the Fiscal Years December 31, 2005, 2006, and 2007  
**DiChiara**  
6-0-0
- 2005.108 Authorizing Contract for Bragg Towers Entryway HVAC Work  
**Clark**  
[C] 6-0-0
- 2005.109 Authorizing Contract for Renovations to Bragg Towers  
**Williams**  
[C] 6-0-0
- 2005.110 Authorizing Contract for Apartment Repairs at Hoffman Plaza  
**Gage**  
[C] 6-0-0
- 2005.111 Amending Annual Statement Under Capital Grant Program NY06P03050104—Fourth Revision  
**Simpson**  
6-0-0

2005.112 Writing Off Uncollectible Accounts  
**DiChiara**  
6-0-0

2005.113 Approving Change Order to EAM Construction Contract  
**Clark**  
6-0-0

2005.114 Authorizing Travel to NYSPHADA Conference  
**Williams**  
[C] 6-0-0

2005.115 Authorizing Change on November 17, 2005 Board Meeting Date  
**Commission-  
ers as a Whole**  
6-0-0

2005.116 Adjournment  
**Commission-  
ers as a Whole**  
6-0-0





# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Clark	Present
Gage	Present
Simpson	Absent
Williams	Absent

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**RE: MINUTES REGULAR MEETING**

**Wednesday, November 22, 2005 1:00 PM**

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- 2005.117 Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on October 27, 2005  
**DiChiara**  
[C] 4-0-2
- 2005.118 Amending the 2005 Year Operating Budget  
**Clark**  
4-0-2
- 2005.119 Receiving Correspondence from H.U.D. RE: Elmira Housing Authority Agency Plan  
**Clark**  
[C] 4-0-2
- 2005.120 Receiving Correspondence from H.U.D. RE: Management Assessment  
**Gage**  
[C] 4-0-2
- 2005.121 Recognizing EHA Staff for completion of the Public Housing Management Certification Course  
**Clark**  
[C] 4-0-2
- 2005.122 Receiving Correspondence from Executive Director RE: Occupied Dwelling Inspections  
**DiChiara**  
4-0-2
- 2005.123 Authorizing Contract for First Floor Hall Renovations at Edward Flannery Apartments  
**Clark**  
4-0-2
- 2005.124 Authorizing Purchase of 2006 Jeep Grand Cherokee 4 x 4  
**Gage**  
[C] 4-0-2
- 2005.125 Amending Annual Statement Under Capital Grant Program NY06P03050104—Fifth Revision  
**Gage**  
[C] 4-0-2
- 2005.126 Amending Annual Statement Under Capital Grant Program NY06P03050105—First Revision  
**DiChiara**  
[C] 4-0-2

2005.127 Adjournment

**Commission-  
ers as a Whole**

4-0-2



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Clark	Present
Gage	Present
Simpson	Absent
Williams	Absent

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**RE: MINUTES REGULAR MEETING**

**Thursday, December 29, 2005**

**1:00 PM**

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- 2005.128      Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on November 22, 2005  
**DiChiara**  
[C] 4-0-2
- 2005.129      Authorizing contract with County of Chemung – Office for the Aging – Elderly Service Coordinator  
**Clark**  
[C] 4-0-2
- 2005.130      Authorizing Contract with Capabilities, Inc.  
**Clark**  
[C] 4-0-2
- 2005.131      Authorizing Contract for Electric Supply  
**Gage**  
4-0-2
- 2005.132      Authorizing Denial of Waiver of Sub-Management Agreement from Sheldrake Organization on  
Hathorn Court Redevelopment  
**Clark**  
4-0-2
- 2005.133      Approving Executive Director's Action in Revising Blue Cross Blue Shield Insurance Benefits for Em-  
ployees and Retirees  
**DiChiara**  
4-0-2
- 2005.134      Authorizing Lease to Economic Opportunity Program, Inc. for Ernie Davis Community Building  
**Clark**  
4-0-2
- 2005.135      Authorizing Contract for Purchase of Elevator Door Frame Guards  
**Clark**  
4-0-2
- 2005.136      Election of Officers for the Elmira Housing Authority Board of Commissioners 2006 year  
**Commission-  
ers as a Whole**  
4-0-2

2005.137 Authorizing Signatures for Bank Withdrawals  
**Commission-  
ers as a Whole**  
4-0-2

2005.138 Adjournment  
**Commission-  
ers as a Whole**  
4-0-2