



Elmira Housing Authority Meeting Minutes

Attendance

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

RE: MINUTES REGULAR MEETING

Thursday, January 27, 2005

1:00 PM

- 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

RE: MINUTES REGULAR MEETING

Thursday, February 24, 2005 1:00 PM

- 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

RE: MINUTES REGULAR MEETING

Thursday, March 31, 2005

1:00 PM

- 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

RE: MINUTES REGULAR MEETING

Thursday, April 26 2005

1:00 PM

- 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

RE: MINUTES REGULAR MEETING

Thursday, May 26, 2005

1:00 PM

- 2005.44
Williams
[C] 4-0-1
- 2005.45
Simpson
[C] 4-0-1
- 2005.46
Gage
[C] 4-0-1
- 2005.47
Commissioners as a Whole
4-0-1
- 2005.48
Williams
4-0-1
- 2005.49
Williams
[C] 4-0-1
- 2005.50
Simpson
[C] 4-0-1
- 2005.51
Gage
[C] 4-0-1
- 2005.52
Williams
[C] 4-0-1
- 2005.53
Williams
[C] 4-0-1

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

RE: MINUTES REGULAR MEETING

Thursday, June 30, 2005

1:00 PM

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

RE: MINUTES REGULAR MEETING

Thursday, July 28, 2005

1:00 PM

- 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

RE: MINUTES REGULAR MEETING

Thursday, August 25, 2005

1:00 PM

- 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

RE: MINUTES REGULAR MEETING

Thursday, September 29, 2005 1:00 PM

- 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

RE: MINUTES REGULAR MEETING

Thursday, October 27, 2005

1:00 PM

- 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

RE: MINUTES REGULAR MEETING

Wednesday, November 22, 2005 1:00 PM

- 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

RE: MINUTES REGULAR MEETING

Thursday, December 29, 2005

1:00 PM

- 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