



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Clark	Present
Gage	Present
Williams	Present

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**RE: MINUTES REGULAR MEETING**

**Thursday, January 26, 2006**

**1:00 PM**

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- 2006.001 Authorizing the Dispensing of the Reading of the regular Meeting Minutes on December 29, 2005  
**DiChiara**  
[C] 5-0-0
- 2006.002 Receiving Correspondence from Commissioner Belinda Simpson RE: Resignation  
**Commission-  
ers as a Whole**  
[C] 5-0-0
- 2006.103 Authorizing Board Meeting Dates for 2006 Year  
**Commission-  
ers as a Whole**  
[C] 5-0-0
- 2006.104 Amending Annual Statement Under Capital Grant Program NY06P03050104—Sixth Revision  
**Clark**  
5-0-0
- 2006.105 Revising 2006 Operating Budget  
**Clark**  
5-0-0
- 2006.106 Authorizing Approval of Contract Agreement with Housing Telecommunications, Inc.  
**Williams**  
[C] 5-0-0
- 2006.107 Receiving Correspondence from the Executive Director RE: Ernie Davis Community Building with Economic Opportunity Program, Inc.  
**DiChiara**  
[C] 5-0-0
- 2006.108 Authorizing Travel to NAHRO Legislative Conference  
**Clark**  
5-0-0
- 2006.109 Adjournment  
**Commission-  
ers as a Whole**  
5-0-0



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Clark	Present
Gage	Present
Williams	Absent

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**RE: MINUTES REGULAR MEETING**

**Thursday, February 23, 2006**

**1:00 PM**

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- 2006.10 Authorizing the Dispensing of the Reading of the regular Meeting Minutes on January 26, 2006  
**DiChiara**  
[C] 4-0-1
- 2006.11 Authorizing Public Housing Assessment System Management Operation Certification  
**Clark**  
4-0-1
- 2006.12 Authorizing Contract For Apartment Kitchen and Floor Replacement at Flannery Towers  
**Gage**  
4-0-1
- 2006.13 Amending Annual Statement Under Capital Grant Program NY06P03050104—Seventh Revision  
**Gage**  
4-0-1
- 2006.14 Authorizing Purchase of Jacobsen Turf-Cat Riding Lawn Mower  
**DiChiara**  
[C] 4-0-1
- 2006.15 Reporting Actions of Executive Director Regards: Ernie Davis Community Building and John Jones Court Building With Economic Opportunity Program, Inc.  
**Clark**  
4-0-1
- 2006.16 Adjournment  
**Commissioners as a Whole**  
4-0-1



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Gage	Present
Mason	Present
Williams	Present

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RE: MINUTES REGULAR MEETING

Thursday, March 23, 2006

1:00 PM

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2006.17 Authorizing the Dispensing of the Reading of the regular Meeting Minutes on February 23, 2006  
**DiChiara**  
4-0

2006.18 Congratulating Sylvia Mason on Her Election as Resident Commissioner  
**Commission-  
ers as a Whole**  
4-0

2006.19 Thanking Resident Commissioner Denise Clark  
**Commission-  
ers as a Whole**  
5-0

2006.20 Authorizing Contract for Emergency Generators  
**Mason**  
5-0

2006.21 Authorizing Contract for Security Window Screens  
**Gage**  
5-0

2006.22 Amending Annual Statement Under Capital Grant Program NY06P03050104 – Eighth Revision  
**Williams**  
5-0

2006.23 Authorizing Contract with City of Elmira for Police Patrol Services  
**DiChiara**  
5-0

2006.24 Authorizing Travel to NYSPHADA Conference  
**Mason**  
5-0

2006.25 Authorizing Contract for Apartment Repairs at Hoffman Plaza  
**Gage**  
5-0

2006.26 Recognizing EHA Staff for Completion of the 10 Hour General Industry Outreach Safety and Health  
**Williams** Training Course (OSHA)  
5-0

2006-27 Receiving Correspondence from Executive Director Regards: Economic Opportunity Program, Inc.  
**DiChiara**  
5-0

2006.28 Authorizing Adjournment  
**Commissioners**  
**as a Whole**  
5-0



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Present
Emmer	Present
Gage	Present
Mason	Present

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**RE: MINUTES REGULAR MEETING**

**Thursday, April 27, 2006**

**1:00 PM**

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2006.29 Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on March 23, 2006  
**DiChiara**  
4-0

2006.30 Congratulating Cynthia Emmer on her appointment as Commissioner  
**Commission-  
ers as a Whole**  
4-0

2006.31 Receiving Correspondence from Commissioner Joseph Williams RE: Resignation  
**Commission-  
ers as a Whole**  
5-0

2006.32 Approving Compensation for Executive Director  
**Commission-  
ers as a Whole**  
5-0

2006.33 Approving Compensation for Management Confidential  
**DiChiara**  
5-0

2006.34 Receiving Correspondence from RSVP  
**Emmer**  
5-0

2006.35 Authorizing Change Order to Capabilities Contract  
**Mason**  
5-0

2006.36 Authorizing Travel to SSC Meeting  
**Gage**  
5-0

2006.37 Receiving Correspondence from Executive Director RE: Employee Resignation  
**Mason**  
5-0

2006.38 Hiring Maintenance Laborers  
**DiChiara**  
5-0

2006.39 Receiving Correspondence from Matrix Environmental RE: 501 East Water Street (Bragg Towers)  
**Emmer**  
5-0

2006-40 Receiving Correspondence from Sheldrake Organization RE: Hathorn Court Redevelopment  
**Gage**  
5-0

2006.41 Authorizing Contract for Apartment Repairs and Construction at Hoffman Plaza  
**Mason**  
5-0

2006.42 Amending 2006 Annual Plan and Five-year Action Plan  
**DiChiara**  
5-0

2006.43 Adjournment  
**Commissioners  
as a Whole**  
5-0



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Absent
Emmer	Present
Gage	Present
Mason	Present

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**RE: MINUTES REGULAR MEETING**

**Thursday, May 25, 2006**

**1:00 PM**

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- 2006.44            Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on April 27, 2006  
**Emmer**  
4-0-1
- 2006.45            Authorizing Elevator Maintenance Contract at George Bragg Towers  
**Emmer**  
4-0-1
- 2006.46            Authorizing Elevator Maintenance Contract at Edward Flannery Towers  
**Gage**  
4-0-1
- 2006.47            Hiring Laborers  
**Mason**  
4-0-1
- 2006.48            Hiring Summer Youths  
**Emmer**  
4-0-1
- 2006.49            Authorizing Contract for Apartment Repairs at Hoffman Plaza  
**Emmer**  
4-0-1
- 2006.50            Writing Off Uncollectible Accounts  
**Gage**  
4-0-1
- 2006.51            Authorizing Correspondence to Congressman and Senators REGARDS: Revisions to the Public  
**Commission-    Housing Operating Fund Program**  
**ers as a Whole**  
4-0-1
- 2006.52            Adjournment  
**Commission-    Adjournment**  
**ers as a Whole**  
4-0-1



# Elmira Housing Authority Meeting Minutes

## Attendance

Box	Present
DiChiara	Absent
Emmer	Present
Gage	Present
Mason	Present

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**RE: MINUTES REGULAR MEETING**

**Thursday, June 29, 2006**

**1:00 PM**

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2006.52 Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on May 25, 2006

**Emmer**  
[C] 4-0-1

2006.53 Authorizing Life and Safety Maintenance Contract for Edward Flannery Apartments

**Emmer**  
[C] 4-0-1

2006.54 Authorizing Life and Safety Maintenance Contract for George Bragg Towers

**Gage**  
[C] 4-0-1

2006.55 Authorizing Contract for Apartment Repairs at Hoffman Plaza

**Mason**  
[C] 4-0-1

2006.56 Receiving 2005 Audit Report

**Emmer**  
[C] 4-0-1

2006.57 Receiving 2005 HUD Inspection Report

**Emmer**  
4-0-1

2006.58 Authorizing Public Auction of Excess Equipment

**Gage**  
4-0-1

2006.59 Receiving Correspondence from H.U.D. RE: 2006 Capital Fund

**Mason**  
[C] 4-0-1

2006.60 Authorizing Approval to Advertise for Sale the Jones Court Building

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

2006.61 Adjournment

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



**ELMIRA HOUSING AUTHORITY**  
**July 27, 2006**

Present: Chairperson Cheryl Box  
Vice-Chairman Patsy DiChiara  
Secretary Mary Gage  
Commissioner Sylvia Mason

Also Present: Executive Director James A. Mirando  
Management Aide JoAnne Krolak  
Attorney Steven Agan

Absent: Commissioner Cynthia Emmer  
Deputy Director Charles Lockner

**Comments from the Public**

No members of the public were present.

**Commissioners Forum**

Roger Lis of R.A. Mercer & Co. made a presentation on the Authority's annual audit report for the period ending December 31, 2005. He covered such topics as the Division of Housing Financial Statements, the Internal Control & Compliance Letters, and the necessity of performing an inventory of supplies. Mr. Lis also stated that the audit opinion was a clean opinion, meaning that there were no material findings and that the Authority was considered a low-risk auditee.

**Resolutions 2006.62 through 2006.74 were acted upon as follows:**

<b>Resolution No.</b>	<b>Description</b>	<b>Sponsor</b>	<b>Status</b>
2006.62	Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on June 29, 2006	DiChiara	Passed
2006.63	Receiving 2005 Year Audit Report	Mason	Passed
2006.64	Receiving Correspondence from H.U.D. REGARDS: P.H.A.S. Score	Gage	Passed
2006.65	Receiving 2005 H.U.D. R.A.S.S. Report	DiChiara	Passed
2006.66	Authorizing Approval of Executive Director's Action in Approving Contract for Apartment Repairs at Hoffman Plaza	Mason	Passed
2006.67	Authorizing Approval of Executive Director's Action in Signing Affidavit to Have Elmira Housing Authority Development Included in City of Elmira Code Section 25-151 (Parking and Standing in Prohibited Streets and Areas)	Gage	Passed
2006.68	Receiving Correspondence from Affordable Housing Consultants, Inc. REGARDS: Eastgate Apartments	DiChiara	Passed
2006.69	Authorizing Attendance at PHADA Legislative Conference	Mason	Passed
2006.70	Accepting Invitation to Elmira College 2006 Community Service Fair	Gage	Passed
2006.71	Rejecting All Bids on emergency Generator Ventilation Improvements	DiChiara	Passed

2006.72	Receiving Correspondence from Economic Opportunity Program, Inc. Regards: Ernie Davis Community Building and John Jones Court Building	Mason	Passed
2006.73	Amending Annual Statement Under Capital Grant Program NY06P03050105 – Second Revision	Gage	Passed
2006.74	Amending Annual Statement Under Capital Fund Financing Program	DiChiara	Passed

Commissioner DiChiara proposed, with Commissioner Mason seconding, to add resolution number 2006.71, plus resolution number 2006.72, 2006.73 and 2006.74 to the agenda. All Commissioners voted yes.

At 1:44 pm, Commissioner Mason moved, with Vice-Chairman DiChiara seconding, to go into executive session to discuss the sale of Authority property. At 2:10 pm, upon a resolution by Secretary Gage and a second by Commissioner Mason, the Commissioners left executive session to return to the regular meeting and vote on resolution 2006.72.

The meeting was adjourned at 2:24 P.M.

Respectfully submitted,

Mary Gage, Secretary

**ELMIRA HOUSING AUTHORITY**  
**August 31, 2006**

Present: Vice-Chairman Patsy DiChiara  
Secretary Mary Gage  
Commissioner Cynthia Emmer  
Commissioner Sylvia Mason

Also Present: Executive Director James A. Mirando  
Deputy Director Charles Lockner  
Management Aide JoAnne Krolak  
Attorney Steven Agan

Absent: Chairperson Cheryl Box

The Commissioners waited for a period of time, but when it became clear that Chairperson Box would not be in attendance, Vice-Chairman DiChiara assumed the Chairperson's seat and gavelled the meeting to order.

**Comments from the Public**

No members of the public were present.

**Commissioners Forum**

**Elmira Housing Authority's 2007 Agency Plan:** Executive Director Mirando presented the Commissioners each with his/her own copy of the plan. Mr. Mirando pointed out several key items, such as the modernization reports, participation by residents, and reminded the Commissioners that a public hearing on this plan would be held the afternoon of September 11, 2006, at 2:00 pm up at the Authority's Administration Building at 737D Reservoir Street. While he (Mr. Mirando) would be away that day, he said the hearing would be conducted by Mr. Lockner and Ms. Krolak.

**Elmira Housing Authority's Web Site ([www.elmirahousing.org](http://www.elmirahousing.org)):** Executive Director Mirando informed the Commissioners that, as of the previous Friday (August 27<sup>th</sup>), the Authority's website was up and open to the public. He invited the Commissioners to tour the site at their leisure.

**Resolutions 2006.76 through 2006.89 were acted upon as follows:**

<b>Resolution No.</b>	<b>Description</b>	<b>Sponsor</b>	<b>Status</b>
2006.76	Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on July 27, 2006	DiChiara	Passed
2006.77	Receiving Correspondence from R.A. Mercer RE: July 1, 2006 Six-Month Interim Statement	Emmer	Passed
2006.78	Receiving Correspondence from Matrix Environmental RE: 501 East Water Street (Bragg Towers)	Gage	Passed
2006.79	Rejecting All Bids on Security Cameras and Equipment	Mason	Passed
2006.80	Authorizing Contract for Public Officials Insurance	DiChiara	Passed

2006.81	Authorizing Approval of Executive Director's Action in Approving Change Order to Shisler Electrical Contractor CFP Contract	Emmer	Passed
2006.82	Receiving Correspondence from HUD REGARDS: 2005 Audit Report	Gage	Passed
2006.83	Authorizing Approval of Executive Director's Action in Approving Contract for Repairs at Hoffman Plaza	Mason	Passed
2006.84	Authorizing Contract for Emergency Generator Ventilation Improvement at Bragg and Flannery Towers	DiChiara	Passed
2006.85	Authorizing Contract for Occupied Dwelling Inspections	Emmer	Passed
2006.86	Authorizing Contract for Natural Gas Supply	Gage	Passed
2006.87	Amending Annual Statement Under Capital Grant Program NY06P03050104 – Ninth Revision	Mason	Passed
2006.88	Amending Annual Statement Under Capital Grant Program NY06P03050105 – Third Revision	DiChiara	Passed
2006.89	Amending Annual Statement Under Capital Grant Program NY06P03050106 – First Revision	Emmer	Passed
2006.90	Authorizing Operating Fund Subsidy Calculation Forms for 2007 Operating Fund Budget	Gage	Passed

Commissioner Gage moved, with Commissioner Mason seconding, to add resolution 2006.90 to the agenda for the August meeting.

The meeting was adjourned at 2:32 P.M.

Respectfully submitted,

Mary Gage, Secretary

**ELMIRA HOUSING AUTHORITY**  
**September 28, 2006**

Present: Vice-Chairman Patsy DiChiara  
Secretary Mary Gage  
Commissioner Cynthia Emmer  
Commissioner Sylvia Mason  
Commissioner Kelli Ramsdell

Also Present: Executive Director James A. Mirando  
Deputy Director Charles Lockner  
Management Aide JoAnne Krolak  
Attorney Steven Agan

**Comments from the Public**

No members of the public were present.

**Commissioners Forum**

The Commissioners all offered words of welcome to Kelli Ramsdell upon her appointment as a Commissioner for the Housing Authority.

**Resolutions 2006.92 through 2006.109 were acted upon as follows:**

<b>Resolution No.</b>	<b>Description</b>	<b>Sponsor</b>	<b>Status</b>
2006.92	Authorizing the Dispensing of the Reading of the Regular meeting Minutes on August 31, 2006	Gage	Passed
2006.93	Receiving Correspondence from Chairperson Cheryl Box RE: Resignation	Commissioners as a Whole	Passed
2006.94	Congratulating Kelli Ramsdell on Her Appointment as Commissioner	Commissioners as a Whole	Passed
2006.95	Appointment of Commissioners to Vacated Officer Positions	Commissioners as a Whole	Passed
2006.96	Authorizing Signatures on Checks	Commissioners as a Whole	Passed
2006.97	Receiving Correspondence from Executive Director RE: Public Hearing of September 11, 2006	Mason	Passed
2006.98	Authorizing Approval of 2007 Agency Plan	Commissioners as a Whole	Passed
2006.99	Authorizing Approval of 2007 Operating Budget	Commissioners as a Whole	Passed
2006.100	Receiving Correspondence from H.U.D. RE: Environmental Review Procedures on Capital Fund Grant NY06P03050106	Emmer	Passed
2006.101	Authorizing Contract for Shed Roof Replacements at Hoffman Plaza	Ramsdell	Passed
2006.102	Authorizing Contract for CCTV Systems	Gage	Passed

2006.103	Receiving Correspondence from Housing Insurance Co. RE: Fire Loss of March 8, 2006 at 717 Reservoir St.	Mason	Passed
2006.104	Authorizing Approval of Executive Director's Action in Approving Contract for Repairs at Hoffman Plaza	Emmer	Passed
2006.105	Amending Annual Statement Under Capital Grant Program NY06P03050105 – Fourth Revision	Ramsdell	Passed
2006.106	Amending Annual Statement Under Capital Grant Program NY06P03050106 – Second Revision	Gage	Passed
2006.107	Authorizing Labor Contract Negotiations	Mason	Passed
2006.108	Authorizing Sales Contract on the John Jones Court Building and Ernie Davis Community Building	Commissioners as a Whole	Passed
2006.109	Recognizing Newspaper Article Concerning Ernie Davis Building and Elmira Housing Authority	Commissioners as a Whole	Passed

Cynthia Emmer volunteered to serve out the unexpired portion of Patsy DiChiara's term as Board Vice-Chairman. Mr. DiChiara had succeeded to the Chairmanship upon the resignation of Cheryl Box.

There was a general discussion, with all Commissioners participating, on the sales contract proposed for John Jones Court and the Ernie Davis Building. All the Commissioners felt that there was a lot of work to do to bring the project to a successful conclusion; however, they wished to move forward on the proposal and voted to accept the offer made.

The Commissioners debated the pros and cons of responding to the newspaper article on the Ernie Davis building published in the Star-Gazette. The article included several comments regarding EOP's relationship with the Authority. Secretary Gage suggested inviting members from the EOP Board to the October meeting to help clear the air regarding the impending sale of the properties (see resolution 2006.108) and how best to resolve any outstanding issues.

The meeting was adjourned at 2:16 P.M.

Respectfully submitted,

Mary Gage, Secretary

**ELMIRA HOUSING AUTHORITY**  
**October 26, 2006**

Present: Vice-Chairman Patsy DiChiara  
Secretary Mary Gage  
Commissioner Cynthia Emmer  
Commissioner Sylvia Mason  
Commissioner Kelli Ramsdell

Also Present: Executive Director James A. Mirando  
Deputy Director Charles Lockner  
Management Aide JoAnne Krolak  
Attorney Steven Agan

**Comments from the Public**

No members of the public were present.

**Commissioners Forum**

**Chemung County Human Relations Commission Letter:** The Commissioners discussed events leading up to the issuance of this communication, and the proper form the Authority's response might take. Atty. Agan gave his opinion.

Chairman DiChiara recommended the Board consider resolution number 2006.115, together with numbers 2006.116 and 2006.117, be identified as consent agenda items. The Commissioners agreed.

Chairman DiChiara asked the Commissioners' consent to adding two additional resolutions (numbers 2006.121 and 2006.122) to the agenda. Commissioner Emmer moved, with Commissioner Mason seconding, to add these resolutions to the agenda.

The Commissioners also held a general discussion over resolution number 2006.114. Atty. Agan and Mr. Mirando gave examples of situations that would call for an official Authority response. Mr. Mirando went on to explain that the response would be made in an equivalent manner – for example, a letter to the editor of the Star-Gazette in response to a letter to the editor.

**Resolutions 2006.111 through 2006.122 were acted upon as follows:**

<b>Resolution No.</b>	<b>Description</b>	<b>Sponsor</b>	<b>Status</b>
2006.111	Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on September 28, 2006	Emmer	Passed

2006.112	Authorizing Correspondence with the New York State Office of General Services on the Ernie Davis Building	Mason	Passed
2006.113	Authorizing Lease to Economic Opportunity Program, Inc., for Ernie Davis Community Center	Gage	Passed
2006.114	Authorizing Media Releases	Ramsdell	Passed
2006.115	Authorizing Approval of Executive Director's Action Approving Contract for Site Work	Emmer	Passed
2006.116	Authorizing Travel to NYSPHADA Conference	Mason	Passed
2006.117	Authorizing Approval of Executive Director's Action in Approving Contract for Repairs at Hoffman Plaza	Gage	Passed
2006.118	Receiving Correspondence from H.U.D. RE: Elmira Housing Authority Agency Plan	Ramsdell	Passed
2006.119	Receiving Correspondence from Housing Authority Insurance Group REGARDS: Low Loss Ratio Award	Ramsdell	Passed
2006.120	Amending Annual Statement Under Capital Grant Program NY06P030-50106 – Third Revision	Mason	Passed
2006.121	Receiving Correspondence From Matrix Environmental RE: 501 East Water Street (Bragg Towers)	Gage	Passed
2006.122	Resolution Authorizing the Issuance, Execution, Sale and Delivery by the Elmira Housing Authority of its Capital Fund Program Revenue Bonds to Finance Costs of a Certain Project as More Fully Described Below and the Execution and Delivery of Related Documents in Connection Therewith	Ramsdell	passed

The meeting was adjourned at 2:26 P.M.

Respectfully submitted,

Mary Gage, Secretary



**ELMIRA HOUSING AUTHORITY**  
**November 30, 2006**

Present: Chairman Patsy DiChiara  
Vice-Chairperson Cynthia Emmer  
Secretary Mary Gage  
Commissioner F. Michael Marrone  
Commissioner Sylvia Mason

Also Present: Executive Director James A. Mirando  
Deputy Director Charles Lockner  
Management Aide JoAnne Krolak  
Attorney Steven Agan

Absent: Commissioner Kelli Ramsdell

**Comments from the Public**

No members of the public were present.

**Commissioners Forum**

**Chemung County Human Relations Commission Letter:** The Commissioners discussed Authority participation in the meeting proposed. Executive Director Mirando indicated that he would like to see the date changed, since he would be traveling at that time.

Chairman DiChiara stated that there would be no consent resolutions and that each item would be voted upon separately.

**Resolutions 2006.124 through 2006.132 were acted upon as follows:**

<b>Resolution No.</b>	<b>Description</b>	<b>Sponsor</b>	<b>Status</b>
2006.124	Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on October 26, 2006	Emmer	Passed
2006.125	Congratulating F. Michael Marrone on His Appointment as Commissioner	Commissioners as a Whole	Passed
2006.126	Authorizing Approval of Executive Director's Action in Purchasing "Broom Attachment" for Jacobsen Turf Cat Riding Lawn Mower	Mason	Passed
2006.127	Authorizing Contract for Architectural and Engineering Services for Capital Fund Program NY06P03050106	Gage	Passed

2006.128	Authorizing Contract with County of Chemung Office for the Aging Elderly Service Coordinator	Gage	Passed
2006.129	Authorizing Approval of Executive Director's Action on Security Measures at John Jones Court	Marrone	Passed
2006.130	Authorizing Travel to HUD Project Based Budgeting and Accounting Training in Boston, Massachusetts	Emmer	Passed
2006.131	Authorizing Contract for Tree Trimming Work	Mason	Passed
2006.132	Receiving Correspondence from Legal Counsel of Economic Opportunity Program, Inc., RE: Ernie Davis Community Building	Mason	Passed

The meeting was adjourned at 2:26 P.M.

Respectfully submitted,

Mary Gage, Secretary

**ELMIRA HOUSING AUTHORITY**  
**December 21, 2006**

Present: Chairman Patsy DiChiara  
Vice-Chairperson Cynthia Emmer  
Secretary Mary Gage  
Commissioner F. Michael Marrone  
Commissioner Sylvia Mason  
Commissioner Kelli Ramsdell

Also Present: Executive Director James A. Mirando  
Deputy Director Charles Lockner  
Management Aide JoAnne Krolak  
Attorney Steven Agan

**Comments from the Public**

No members of the public were present.

**Commissioners Forum**

Upon a motion by Commissioner Ramsdell, and seconded by Commissioner Mason, the Commissioners voted to go into Executive Session at 1:36 p.m. to discuss legal issues surrounding a property matter. At 2:02 p.m., upon a motion by Commissioner Ramsdell, with a second by Commissioner Gage, they voted to come out of Executive Session and return to the regular meeting.

**Resolutions 2006.134 through 2006.147 were acted upon as follows:**

<b>Resolution No.</b>	<b>Description</b>	<b>Sponsor</b>	<b>Status</b>
2006.134	Authorizing the Dispensing of the Reading of the Regular Meeting Minutes on November 30, 2006	Emmer	Passed
2006.135	Authorizing Contract with CSEA	Mason	Passed
2006.136	Authorizing Approval of Executive Director's Action in Purchasing Smithco Sweep Star 60 Riding Turf Sweeper	Ramsdell	Passed
2006.137	Amending 2006 Year Operating Budget	Gage	Passed
2006.138	Receiving Correspondence from H.U.D. Regards: Elmira Housing Authority Capital Fund Financing Program	Marrone	Passed
2006.139	Authorizing Approval of Executive Director's Action in Approving Contract for Repairs at Hoffman Plaza	Gage	Passed

2006.140	Authorizing Approval of Executive Director's Action in Purchasing Four (4) IBM Personal Computers with Monitors	Emmer	Passed
2006.141	Authorizing Approval of Executive Director's Action in Purchasing Thirteen (13) TREO 700W Handheld Cell Phones in Relation to the Maintenance Work Order System	Mason	Passed
2006.142	Authorizing Approval of Executive Director's in Approving Installation of Automatic Door Openers at Bragg and Flannery Administrative Offices	Ramsdell	Passed
2006.143	Approving Final Performance and Evaluation Statement Under Capital Fund Program NY06P03050104	Gage	Passed
2006.144	Authorizing Contract with CSEA Platinum 12 Vision Plan	Marrone	Passed
2006.145	Election of Officers for the Elmira Housing Authority Board of Commissioners 2007 Year	Commissioners as a Whole	Passed
2006.146	Authorizing Signatures for Banking Withdrawals	Commissioners as a Whole	Passed
2006.147	Authorizing Board Meeting Dates for 2007 Year	Commissioners as a Whole	Passed

Commissioner Mason asked to be excused at 2:45 p.m., since she had a medical appointment.

The gavel was passed to Atty. Agan, who conducted the election of Board Officers for 2007. The following persons were elected to office:

Patsy DiChiara, Chairperson  
 Cynthia Emmer, Vice-Chairperson  
 Mary Gage, Secretary

These officers were also named as signatories under resolution 2006.146.

The following dates were selected as Board Meeting Dates for 2007:

January 25, 2007	May 31, 2007	September 27, 2007
February 22, 2007	June 28, 2007	October 25, 2007
March 29, 2007	July 26, 2007	November 29, 2007
April 26, 2007	August 30, 2007	December 20, 2007

Chairperson DiChiara and the Commissioners discussed the possible need for a special meeting in early January to make decisions for the disposition of Authority property.

The meeting was adjourned at 2:57 P.M.

Respectfully submitted,

Mary Gage, Secretary