

MINUTES

The Regular Monthly Board Meeting was called to order at 4:00 pm, on Monday September 16, 2024, at 109 Market Street, Coudersport, PA 16915.

Board Members present: Jeff Wilcox, Shawn Wolfinger, Loren Fitzgerald, Dennis Goodenough and Ron Rapp.

Board Members absent: None.

Others present: Steve Green, John Wright, and Rick Duzick.

1. OPENING

1.1.The Chairman called the meeting to order..... Mr. Wilcox

1.2.The Secretary called the role.....Mr. Fitzgerald

1.3.Approval of the September, 2024 Regular meeting minutesMr. Wilcox

The September, 2024 Regular meeting minutes were approved as submitted. Motion by Loren Fitzgerald and second by Shawn Wolfinger All were in favor, motion carried. Dennis Goodenough abstained.

1.4. Approval of the September, 2024 Bills.....Mr. Wilcox

The September, 2024 bills were approved as paid. Motion by Loren Fitzgerald, second by Shawn Wolfinger. All were in favor, motion carried. Dennis Goodenough abstained.

1.5. There was any public discussion during this meeting.

2. ITEMS OF DISCUSSION

2.1.Personnel.....Mr. Wright/Mr. Duzick

2.1.1. Mr. Wright discussed the Potter County Commissioners decision to separate the Housing and Redevelopment Boards into two separate entities.

2.2.General Administration..... Mr. Goodenough/Mr. Wright/Mr. Duzick/Staff

2.2.1. Mr. Wright had requested that the Potter County Commissioners attend our meeting to discuss their letter indicating the separation of our Boards. None of the Commissioners responded.

2.2.2. Mr. Goodenough did not have any housing program updates from the County.

2.3. Business and Finance.....Mr. Wright/Mr. Duzick

2.3.1. Mr. Duzick stated that the PCHA SEMAP report was submitted to HUD for review for the fiscal year ending 6/30/24. A final score should be available in about a month. Mr. Duzick stated that the PCHA FDS was submitted in draft form to HUD for fiscal year ending 6/30/24 for review of our financial data.

2.3.2. Mr. Duzick stated that the PCHA has submitted all of the requested data for our NSPIRE inspection for Freeman House to the HUD site. A final score will be received in probably 30 days.

3. OTHER BUSINESS.....Mr. Wilcox/Mr. Wright/Mr. Duzick

3.1.1. The Board held an Executive Session starting at 4:23 and ending at 4:52 p.m. It covered Real Estate and Personnel matters. The Board did not make any decisions, related to the Executive Session discussions, upon re-opening the regular monthly meeting.

3.1.2. Mr. Duzick requested that the Board reject the bid received for flooring at Freeman House due to the bid being over the cost estimate. A motion was offered by Shawn Wolfinger and a second by Loren Fitzgerald to reject the bid. All were in favor. None opposed.

4. CLOSING

4.1. Motion for adjournment.....Mr. Wilcox

There being no further business, Loren Fitzgerald made a motion and a second by Shawn Wolfinger to adjourn the meeting at 4:57 pm. All were in favor.

Loren Fitzgerald, Secretary