

BOARD MEETING #626
October 25, 2024

The regular meeting of the Housing Authority of the County of Union was held on October 25, 2024. Tom Beck, chairperson, called the meeting to order at 11:00 am. Members present were Gale Reish, Mike Stoltzfus, and Matt Schumacher. Also, present Sharon Leon, Executive Director, Melissa Lobos, Solicitor, Allyson Weaver, Secretary.

An Executive Session was held prior to the public meeting at which time, one Legal and one Real Estate item was discussed.

1. Matt Schumacher made a motion to approve the minutes for the Regular Meeting #625 held September 2024. Gale Reish seconded same, and the Board unanimously passed by those present.
2. TREASURER'S REPORT & FINANCIAL:
Matt Schumacher made a motion to approve the Treasurer's Report for September 2024. Gale Reish seconded same, and the Board unanimously passed by those present.
3. HOUSING STAFF REPORTS:
Matt Schumacher made a motion to accept the Housing Authority staff reports for September 2024. Gale Reish seconded same, and the Board unanimously passed by those present.

PUBLIC PARTICIPATION:

1. Ashley Valenia with DBA Squarehead LLC participated via zoom.

UNFINISHED BUSINESS:

1. None scheduled.

NEW BUSINESS:

1. Gale Reish made a motion to approve the Solicitor Services Proposal with Martin and Lobos for a 3-year period. Matt Schumacher seconded same, and the Board unanimously passed by those present.
2. Mike Stoltzfus made a motion to approve the Fee Accountant Services Proposal with Blosky and Associates for a 3-year period. Matt Schumacher seconded same, and the Board unanimously passed by those present.
3. Matt Schumacher made a motion to approve the 2025 Newky Budget. Gale Reish seconded same, and the Board unanimously passed by those present.

Sharon Leon *Executive Director* | Allyson Weaver, *Secretary* | Martin & Lobos, *Solicitor*
AUTHORITY MEMBERS: Thomas Beck, *Chairperson* | Dr. W. Gale Reish, *Vice-Chairperson*
Matt Schumacher, *Treasurer* | Mike Stoltzfus

4. Matt Schumacher made a motion to approve the 2025 Housing Choice Voucher (Section 8) Budget. Gale Reish seconded same, and the Board unanimously passed by those present.
5. Matt Schumacher made a motion to approve the 2025 Family Self-Sufficiency (FSS) Budget. Mike Stoltzfus seconded same, and the Board unanimously passed by those present.
6. Matt Schumacher made a motion to approve the 2025 Community Services Center (CSC) Budget. Mike Stoltzfus seconded same, and the Board unanimously passed by those present.
7. Mike Stoltzfus made a motion to approve the 2025 General Fund Budget. Gale Reish seconded same, and the Board unanimously passed by those present.
8. Gale Reish made a motion to waive the Right of First Refusal for 1020 Market Street Mifflinburg. Matt Schumacher seconded same, and the Board unanimously passed by those present.
9. Gale Reish made a motion to table the approval of the HCV 2024 Administrative Plan. Matt Schumacher seconded same, and the Board unanimously passed by those present.
 - a. Tabled due to receiving revisions from our consultant.

INFORMATIONAL ITEMS:

1. UC Children & Youth office in the CSC completed a Calming Room for children, families, and visitors to use. This was a collaborative project with UCHA who purchased paint and carpet, and Children and Youth were able to obtain a grant from CMSU to purchase the other equipment needed for the room. The HA maintenance staff was a big help in donating their time and services to the project.
2. Rural Housing Works reported the project is at about 55% completion with an estimated opening date for May of 2025.
3. UCHA staff participated in a golf tournament fundraiser for Habitat for Humanity. We had a team of 4 who enjoyed playing for a good cause.
4. Need to extend the due diligence period in the contract for the West Milton property. If this cannot be extended, the contract may need to be terminated.
5. Evangelical Community Hospital is honoring the community on November 12th at Rusty Rail. UCHA is receiving a President's Award for the work we do in the community. Our board members, the Solicitor and UCHA director will be present for the award.

ADJOURNMENT:

1. Gale Reish made a motion to adjourn at 11:09 am.

Allyson Weaver, Secretary