

**DELAWARE COUNTY HOUSING AUTHORITY  
AGENDA  
FOR THE REORGANIZATION MEETING  
OF JANUARY 22, 2025 AT 10:30 A.M.  
AT THE EXECUTIVE OFFICES**

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. REORGANIZATION

A. Reelect officers to the Authority as follows:

Chairman  
Vice Chairman  
Treasurer  
Assistant Treasurer

B. Reappoint Solicitor

C. Reappoint Financial Consultant

D. Reappoint Executive Director/Secretary

E. Reappoint all standing committees as follows:

Personnel  
Property and Supplies  
Finance and Data  
Pension  
Insurance  
Resident Outreach  
Municipal and Landlord Outreach

F. Indemnify the Board of Commissioners and Executive Director for any costs incurred as a result of claims arising out of the performance of their duties with the Authority. Indemnification shall include counsel fees and any amount equal to the judgment or settlement of a claim.

G. Review and accept the Affirmative Action Plan Progress Report.

V. APPROVAL OF MINUTES FROM THE REGULAR MEETING OF DECEMBER 18, 2024.

VI. RATIFICATION OF BILLS FOR THE PERIOD OF DECEMBER 1, 2024 THROUGH DECEMBER 31, 2024:

|                                |                       |
|--------------------------------|-----------------------|
| Vendor Payments                | \$546,042.89          |
| Utility Reimbursement Payments | \$71,361.00           |
| Housing Assistance Payments    | <u>\$2,884,134.49</u> |
| Total:                         | \$3,501,538.38        |

VII. REVIEW FINANCIAL REPORTS

- A. Bank Directory with reconciled balances
- B. Budget Comparison Report

VIII. REVIEW THE TENANT ACCOUNTS RECEIVABLE REPORT FOR DCHA OWNED AND MANAGED PROPERTIES.

IX. REVIEW THE HOUSING CHOICE VOUCHER PROGRAM VOUCHER MANAGEMENT REPORT.

XI. REVIEW THE UNIT AVAILABILITY REPORT FOR DCHA OWNED AND MANAGED PROPERTIES.

X. COMMITTEE REPORTS

- A. Personnel
  - 1. Personnel items to be considered in Executive Session
- B. Property and Supplies
- C. Finance and Data
  - 1. Review the Fiscal Year Ending March 31, 2024 Audit SAS Letter.
- D. Pension
- E. Insurance
- F. Resident Outreach
- G. Municipal and Landlord Outreach
- H. Government Relations Report

XI. EXECUTIVE DIRECTOR

A. Report on Pending Litigation

Pending Litigation will be discussed in Executive Session

B. Report on the Kinder Park Apartments Building 1, 2 and 3 window replacement project.

C. Report on the proposed redevelopment of Greenhill Court Apartments.

XII. NEW BUSINESS

- i. Approve new employee hires.
- ii. Accept employee resignations.
- iii. Approve employee terminations.
- iv. Approve/rescind employee transfers/promotions.

XIII. ADJOURNMENT

**THE NEXT MEETING IS SCHEDULED FOR WEDNESDAY, FEBRUARY 26, 2025, AT 10:30 A.M.**